



Thrastle Nest Farm, Plompton, Near Harrogate, HG5 8ND

A substantial detached family home enjoying a wonderfully private and peaceful rural setting, yet highly convenient for access to central Harrogate, Knaresborough and Wetherby with excellent road and rail links nearby. The property provides well-presented character accommodation including four bedrooms and three-bathrooms, together with large gardens and grounds extending to approximately 3.63 acres.

listerhaigh.co.uk





Throstle Nest Farm, Plompton, Knaresborough, North Yorkshire, HG5 8ND

Harrogate 5 miles, Knaresborough 3 miles, Leeds 25 miles (all distances approximate)

Guide Price: £1,395,000

Accommodation

Reception hall, sitting room, family room, large living kitchen with sitting area, dining area and kitchen. Utility room and cloakroom. Principal bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and a house bathroom. Parking for numerous vehicles and a double open garage. Large gardens and grounds extending to 3.63 acres (1.47ha).

General Remarks

THE PROPERTY

Throstle Nest Farm enjoys a very private rural location set at the end of a long private road and enjoying a wonderful outlook over the surrounding open countryside. The property was completely refurbished approximately 10 years ago and is designed to provide excellent family accommodation with a superb living kitchen having a full height double storey ceiling and large windows flooding the room with light and forming the heart of the house. The property includes a number of character features such as exposed timbers, trusses, stone and brick work and there are wood burning stoves in all of the reception rooms.

It is approached through a reception hall that leads to the family room which has French doors to the garden and a wood burning stove and beyond is the sitting room which has a feature fireplace and stove. The large open plan living kitchen includes a raised sitting area with full height ceiling, dining area with two storey windows and a kitchen area with extensive fitted units, central island and stone flagged floors. There is a utility room and cloakroom. To the first floor, a central landing leads to the principal bedroom with en-suite shower room, the guest bedroom suite with en-suite shower room, two further bedrooms and a house bathroom.

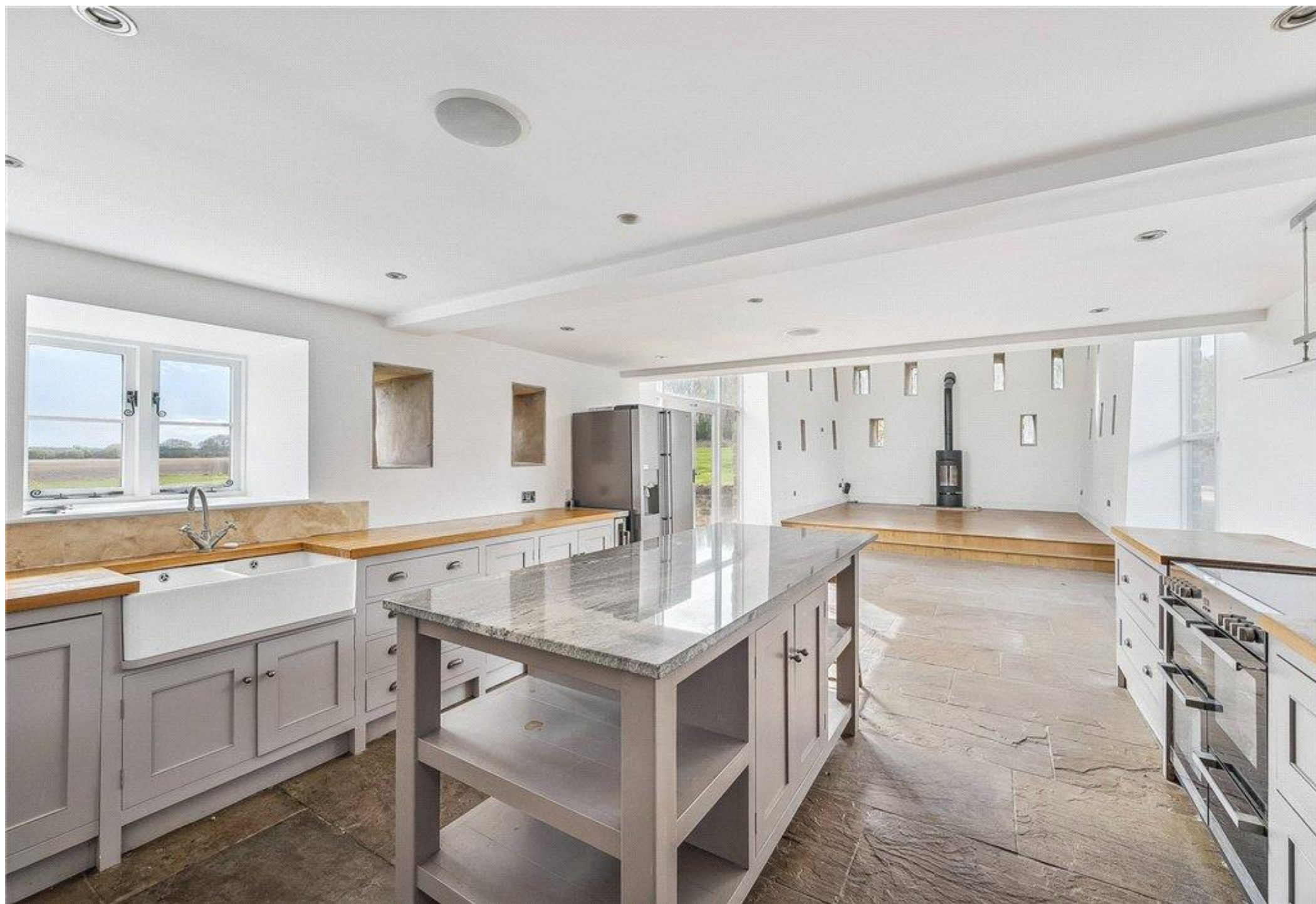


OUTSIDE

The property is approached down a shared private road which meanders through open fields and continues to the end where you will find the farmhouse. It has a private gravelled parking and turning area with an open double garage. The large gardens lie to the south of the house and enjoy a direct outlook over open fields. There is a south facing terrace with lawned gardens beyond and a paddock to the side with the total area extending to 3.63 acres (1.47ha).

LOCATION

The property offers a rare opportunity to purchase a secluded family home set within its own gardens and grounds and enjoy total privacy overlooking open fields, yet it is just a few miles drive from Harrogate town and there is good access to both road and rail links including the A1(M). The nearby spa town of Harrogate offers a wealth of amenities, and the market towns of Knaresborough and Wetherby are close by. For the commuter, there are railway stations in Harrogate and Knaresborough and the A1(M) provides direct access to the national motorway network.

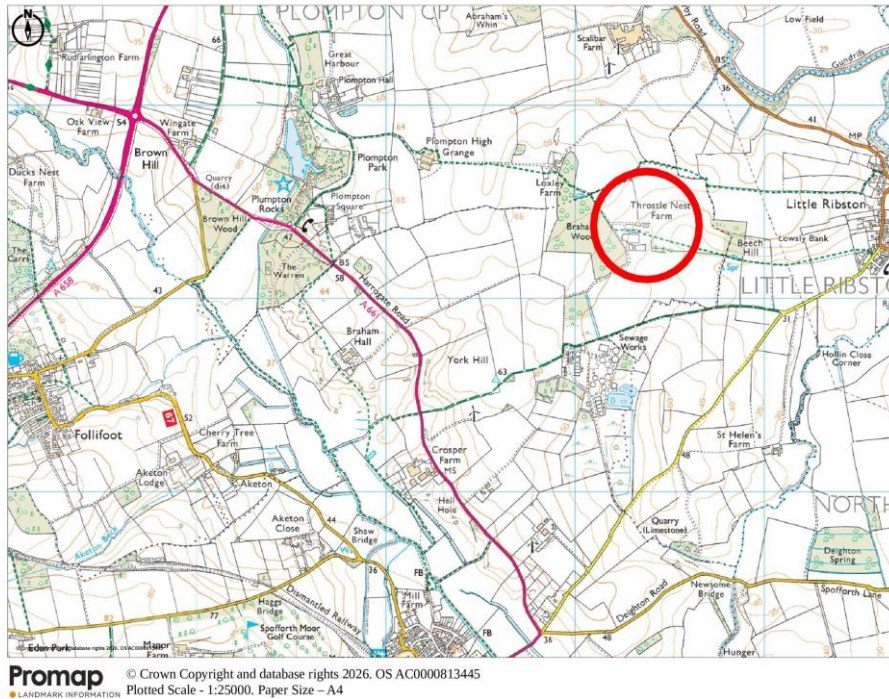






Floorplans





Directions

DIRECTIONS

Postcode: HG5 8ND

What3Words: /// defaults.coverings.below

Take the turning to Plompton Rocks and proceed through the gates following the signs to the Throstle Nest Farm. Bear right when you reach Loxley Barns and continue to the end where you will find the property.

Local Authority & Council Tax Band

- North Yorkshire Council – T: 01423 500600
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Mains water and electric. Oil central heating and private drainage
- Double open garage and private drive

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

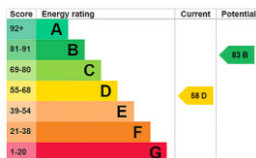
Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Disclaimer Lister Haigh is a trading name of Dacre son & Hartley Ltd 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Lister Haigh's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Lister Haigh is a registered trademark.



Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01423 860322

sales@listerhaigh.co.uk

Lister Haigh Ref: LHH260090

