



**STONECROFT HOUSE**  
Follifoot

**Carter Jonas**

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## **STONECROFT HOUSE, PLOMPTON ROAD, FOLLIFOOT, HG3 1DT**

Harrogate - 5 miles

Wetherby - 6 miles

Leeds - 15 miles

York - 19 miles

Stonecroft House is a significant stone built period property which has been updated to an extremely high standard throughout and benefits from a double garage, parking and beautiful gardens to three sides with fabulous rural views towards The Rudding Park Estate to the side. The property extends to over 3,000 sqft and was granted planning permission for a loft conversion creating two further bedrooms and a bathroom in 2018 which has now lapsed.

This exceptional home sits within the privacy of mature and well manicured lawned gardens to three sides and is positioned on Plompton Road adjacent to the attractive village church of St Joseph & St James. This impressive property briefly comprises an entrance vestibule with storage cupboards, reception hall with a feature wood burning stove, a cloakroom, dining room with French doors into the garden, a fabulous dual aspect sitting room with feature fireplace, impressive dining kitchen with Aga and a large sun room with doors into the garden completes the ground floor accommodation.

The first floor consists of a spacious landing, a beautiful house bathroom with separate shower cubicle, three double bedrooms and a large, dual aspect principal bedroom with walk through dressing room and en-suite bathroom with marble herringbone tiles, a marble topped bath and large separate shower.

The outside of the house features beautiful landscaped lawned gardens to three sides and a large paved terrace across one side of the house. The manicured lawns offer beautiful private areas to take advantage of the summer

**A SIGNIFICANT 4 BEDROOM DETACHED FAMILY HOUSE PRESENTED IN STUNNING CONDITION WITH ATTRACTIVE FORMAL GARDENS TO THREE SIDES, SITUATED IN A PEACEFUL SETTING WITH RURAL VIEWS IN THIS MOST DELIGHTFUL VILLAGE OF FOLLIFOOT, JUST 5 MILES TO THE SOUTH OF HARROGATE AND ON THE EDGE OF THE RUDDING PARK ESTATE.**



sunshine at any time of the day. There are an abundance of mature trees and hedges creating a fabulous private and tranquil space. At the entrance to the property there is a cobbled parking area for several vehicles in front of the double garage with electric door and a store/boiler room next door.

Follifoot is conveniently located 5 miles to the south of Harrogate and 6 miles to the north of Wetherby, which both offer an excellent and varied range of shopping and recreational facilities. The property occupies an extremely convenient position close to Rudding Park, with easy and nearby access onto Harrogate's southern bypass (A658) as well as the A61 meaning that Leeds, Bradford and York are all within easy reach. Mainline railway stations in both Leeds and York (connections are available from a local station in Pannal) provide services to London's Kings Cross and Leeds/Bradford International Airport is within a twenty minute drive.

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

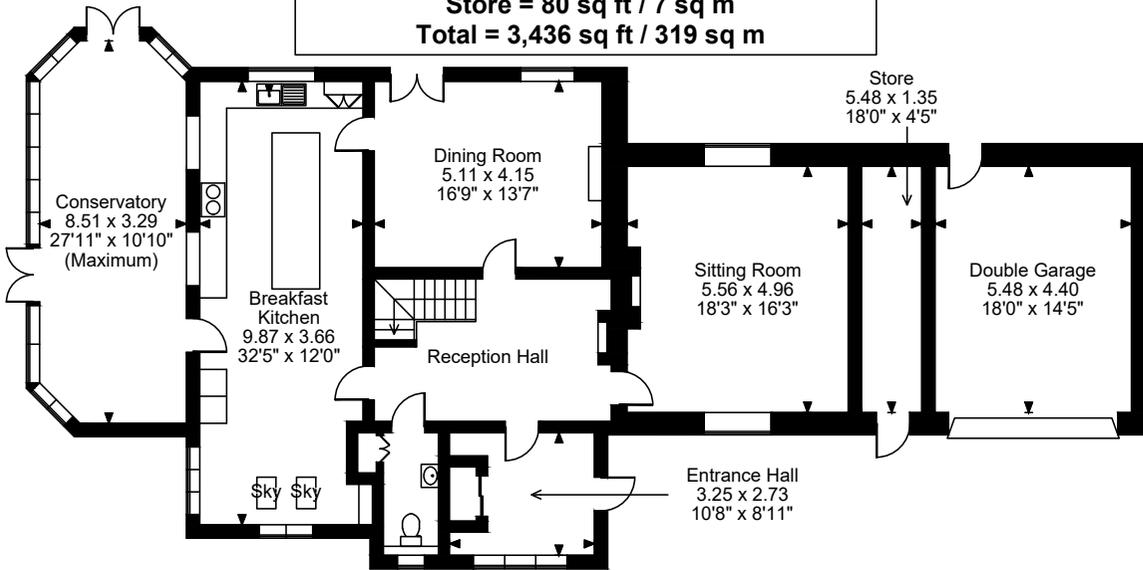
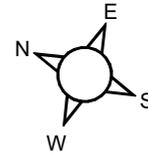
**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - HG3 1DT:** Exit Harrogate Via the Wetherby Road (A661) and proceed straight on at The Kestral round about. After around 400 meters take the first Right into Plompton Road. follow this road and on entering the village and Stonecroft House can be found on the right hand side immediately after The Church of St Joseph & St James.

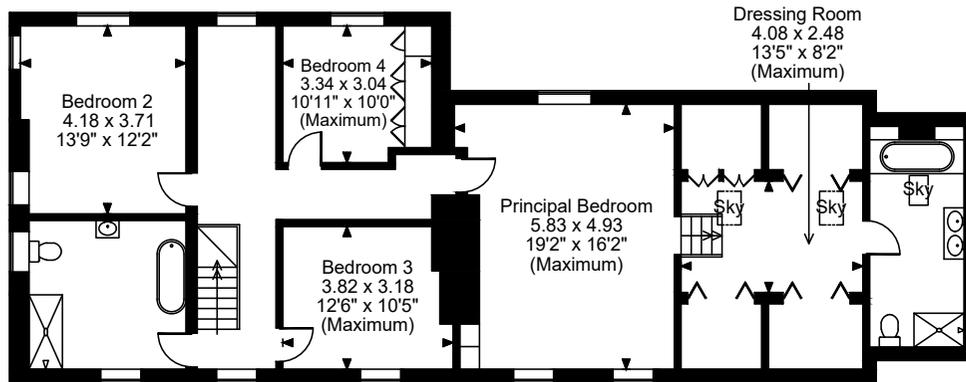




**Stonecroft House, Follifoot**  
**Approximate Gross Internal Area**  
**Main House = 3,096 sq ft / 288 sq m**  
**Double Garage = 260 sq ft / 24 sq m**  
**Store = 80 sq ft / 7 sq m**  
**Total = 3,436 sq ft / 319 sq m**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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