



# Manor View

Off Ben Rhydding Drive | | Ben Rhydding | LS29 7BJ

Asking price £1,400,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



# Manor View

Off Ben Rhydding Drive |

Ben Rhydding | LS29 7BJ

Asking price £1,400,000

Manor View is a newly built highly energy efficient detached three bedroomed bungalow standing within private grounds of about 0.7 of an acre, amidst open countryside and enjoying spectacular views. Developed by Vincent Dobson Builders Ltd of Ilkley, Manor View incorporates many high quality features including air source under floor heating, luxury bathrooms and kitchen to be fitted according to buyer's choice. Arranged around a 45 feet long living kitchen, the property includes a principal bedroom suite, shower room and dressing area, a guest bedroom with en suite facilities, a third bedroom and bathroom. There is extensive off road parking, a double garage and a lovely enclosed south facing garden together with a small paddock area.

- Manor View is an Exceptional Newly Built Detached Bungalow
- Far Reaching Views Of Wharfedale
- Spacious Hallway / Home Office Space
- Three Bedrooms & Three Bathrooms
- Air Source Heating & Solar PV Panels With Battery Storage
- Stunning Rural Setting With About 0.70 Of An Acre
- 45 Feet Long Open Plan Living Kitchen
- Sitting Room
- Double Garage & Extensive Private Parking
- EPC Rating A / Council Tax Assessment Pending

## GROUND FLOOR

### Reception Hall

15'4" x 14'0" plus 10'0" x 7'10" (4.67m x 4.27m plus 3.05m x 2.39m)

### Utility Room

9'6" x 6'0" (2.90m x 1.83m)





A newly built detached three bedroomed highly energy efficient bungalow standing within private grounds of about 0.7 of an acre, amidst open countryside and enjoying spectacular views. The property has been built to the very highest standards. Sustainability has been at the heart of the specification, with incredibly high insulation levels, air source under floor heating and PV solar panels with battery storage. The result is a large quality home with extremely modest running costs as evidenced by the rare EPC 'A' rating.



## Open Plan Living Kitchen

45'0" x 17'6" (13.72m x 5.33m)

Appointed to an exceptional standard with an inset sink with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Integrated appliances including three oven, a hob with integral extractor, dishwasher, fridge and freezer.

## Inner Hall

## Sitting Room

20'4" x 14'0" (6.20m x 4.27m)

## Principal Bedroom

17'6" x 12'8" (5.33m x 3.86m)

## Dressing Room

7'3" x 6'0" (2.21m x 1.83m)

## En Suite Shower Room

## Guest Bedroom

18'4" x 13'4" (5.59m x 4.06m)

## En Suite Shower Room

## Bedroom

13'9" x 12'6" (4.19m x 3.81m)

## House Bathroom

## OUTSIDE

## Double Garage

18'9" x 18'0" (5.72m x 5.49m)

With an electrically operated door. There is an internal door giving access to the hallway.

Immediately in front of the garage is a courtyard with private parking for up to four cars.

## Gardens

To the front of the property is a lovely south facing enclosed level garden area, with a central stone feature and stone pathways.

To the rear of the bungalow is a long and very private stone terrace with wonderful views over Wharfedale. Beyond the terrace is a garden which leads to a small paddock. The total site area extends to about 0.7 of an acre.

## WARRANTY

The property is sold with a 10 year warranty provided by Advantage Structural Defects Insurance.

## SERVICES

The property has a mains water and electricity supply.

Manor View has been designed and built with sustainability and affordable running costs as a priority. Under floor heating throughout is provided by an air source heat pump which also provides hot water. Seventeen solar panels generate electricity, with a facility to export excess generation to the National Grid. There is also a 10kw battery for power storage.

There is an electric vehicle charging point.

The property has a dedicated and newly installed private sewage treatment plant for the sole use of Manor View, located in the paddock.







SPECIFICATION

The property has been developed by long established and respected builders Vincent Dobson Builders Ltd of Ilkley.

Specification features include:

- Walls: Natural stone cavity walls with insulated block inner leaf.
- Ceilings: High level open ceilings, extensively insulated for high thermal efficiency and incorporating exposed pine beams and oak clad roof trusses.
- Windows: High quality double glazing with aluminium frames and 6.8mm glass to achieve PAS 24 security rating.
- Joinery: Oak doors, skirtings and architraves.
- Flooring: Engineered oak flooring to hallway. Ceramic tiling to bathroom floors.
- Kitchen: A high quality fitted kitchen with integrated appliances will be provided to the buyers own choice.

Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town’s high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. . The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Council Tax

The property has yet to be assessed for Council Tax purposes.

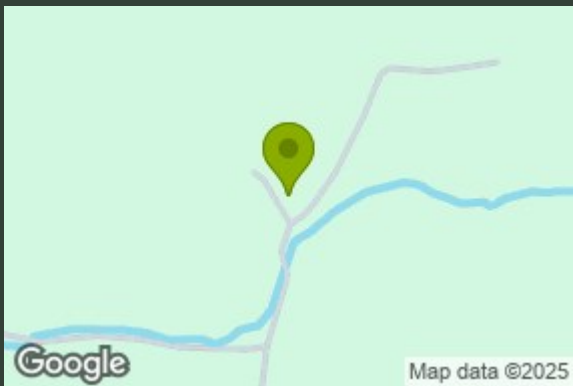
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Developed by Vincent Dobson Builders Ltd of Ilkley, Manor View incorporates many high quality features including air source under floor heating, luxury bathrooms and kitchen fitting to buyer's choice. Arranged around a 45 feet long living kitchen, including a principal bedroom suite, shower room and dressing area, guest bedroom with en suite facilities, third bedroom and bathroom. There is extensive off road parking, double garage and a lovely enclosed south facing garden together with a small paddock.





All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		95	100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141  
ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>