



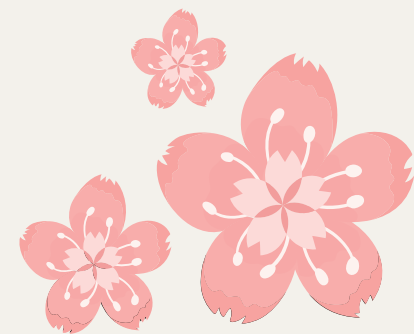
BINGLEY
KNAPLEY-ING FARM



“There’s a deep comfort in returning home here - the peace is instant, the views eternal.”

Nestled amidst rolling green pastures and the quiet murmur of countryside life, Knapley-Ing Farm is an enchanting, Grade II listed three bedroom farmhouse that exudes rustic elegance and timeless character. Set within the esteemed area of High Eldwick, the home commands breath-taking views across open fields while remaining within easy reach of Bingley, Menston, Guiseley, Otley and Ilkley. Sympathetically extended through the conversion of its adjoining barn, the home now offers expansive family living extending to over 3,700 sq ft, where every stone and beam tells a story.

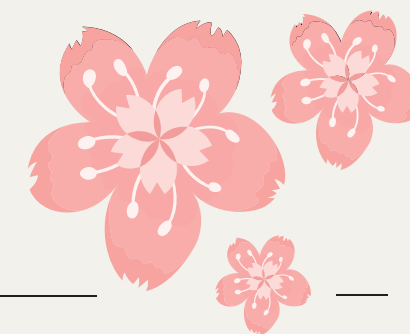




A WARM WELCOME

Approached by a sweeping driveway, the property instantly captivates with its character and charm. The front elevation, adorned with climbing roses and vibrant clematis, offers a quintessentially English welcome. A Yorkshire stone flagged patio area provides the perfect place to pause and take in the stunning, uninterrupted views of endless moorland that stretch far beyond the horizon.

There's a choice of entrances to suit every occasion - the original door through the stone porch, a welcoming route straight into the heart of the kitchen, a practical entrance via the utility room after countryside walks with muddy boots or, for a more contemporary arrival, through the converted barn. Each way offers its own sense of arrival, its own unique invitation into the soul of the home.



LIVING SPACES WITH SOUL...

Stepping through the original stone porch entrance of this mid-1700s home, you enter a versatile room currently enjoyed as a study and snug. With its exposed stone walls, beamed ceiling and soft, natural light, it offers a peaceful retreat - equally suited to quiet reading, thoughtful work or simply watching the world go by. This is a home where every room brings its own sense of calm.



Off the study lies the dining room - a generous space that serves not only as a place to gather and dine but also as a second sitting room. Here, an inglenook fireplace rests on a Yorkshire stone hearth, casting a warm glow beneath beamed ceilings. Stone mullion windows frame idyllic views, while the layout invites relaxed evenings, lively conversations and cherished traditions.





"We gather here for everything - meals, games, even just a cup of tea. It's the beating heart of our home."



A HEART FOR GATHERING...

Conveniently located, the breakfast kitchen is the true heart of the home - an expansive, beautifully crafted space where culinary creativity and relaxed living coexist. Handmade Eastburn cabinetry meets Indian marble worktops, while a central island topped in oak houses an integrated freezer and two fridges. There's a Rangemaster oven and 5-ring hob, Belfast sink with Quooker tap and ample storage which ensures style meets practicality.

Beamed ceilings and stone mullions echo the past, while modern comforts create effortless contemporary living. The warmth of the Chilli Penguin log-burning stove with top oven invites you to stay, linger and enjoy the soft hush of the countryside. A stable door to the front beckons the outside in, with sunlight from the southerly aspect pouring through and flooding the space with natural warmth and light.

PRACTICAL SPACES...

Off the kitchen, an inner hall leads to a practical utility room with plumbing for a washer, space for a dryer and a traditional ceiling mounted clothes airer. Hardwearing tiled floors make this the perfect entrance for when you've been out gardening or walking across the moors. Nearby, a ground-floor WC with floating basin and concealed cistern blends style with convenience.



The inner hall, thoughtfully reimagined as a bar area, is a nod to sociability and good company. Whether it's cocktails at Christmas or summer drinks with the doors flung wide, it's a space to enjoy.

The adjacent living room is a showstopper - once a barn, now a breathtaking 36ft expanse with exposed stone, underfloor heating and a Chilli Penguin log-burning stove with top oven as its centrepiece.





SPACE FOR ENTERTAINING...

This expansive area is cleverly arranged into three distinct zones. First, there is a seating area positioned to look out through the barn's double French doors, ideal for soaking in the views or enjoying a quiet moment. The main seating area features sofas arranged around the warmth of the log-burning stove, creating a cosy and inviting atmosphere perfect for relaxed conversation or intimate evenings. Finally, down a couple of steps, the space opens into a versatile snug area currently used as a library, with shelves brimming with books; this could just as easily transform into a fantastic play area for younger children.

This thoughtful zoning within the open-plan layout not only enhances functionality but also maximises the barn's unique character, ensuring every corner invites use and enjoyment.

A MEZZANINE RETREAT...

Above, a glass-fronted mezzanine floor offers a separate living nook - ideal as a reading room, playroom or quiet hideaway. A sofa bed in this space could readily offer an overnight space for guests to stay. With a vaulted ceiling and exposed beams, it feels open yet intimate - a truly versatile space.



“This space comes alive when we’re hosting - drinks at the bar, fireside chats, or quiet moments by the bookshelves. It suits every mood.”





*“It’s where we begin and end
our days - peaceful, private and
utterly beautiful.”*



A SUITE TO SAVOUR...

Upstairs, the principal suite is a serene and secluded retreat, designed with both comfort and character in mind. Generously proportioned, the space features custom-fitted wardrobes that blend seamlessly with the room’s soft, neutral palette, while exposed timber beams overhead add a warm, rustic touch. A mullioned window to the front offers charming glimpses of the rolling countryside, while a second window at the rear frames views of the garden - together filling the room with natural light and a quiet connection to the outdoors.

The adjoining en-suite is a true highlight, finished to an exceptional standard. A freestanding bath invites indulgent relaxation, while the spacious walk-in shower provides everyday luxury. Stone-framed mullion windows allow light to filter gently into the space, casting dappled patterns across the surfaces and enhancing the calm, spa-like atmosphere.

COMFORT FOR ALL...

The central bedroom, with its front-facing outlook, exudes the same beamed charm and inviting warmth as the principal suite. Generously sized, it features an en-suite bathroom complete with a walk-in shower, sleek vanity unit and a well-placed window that draws in natural light.



At the far end of the home, the third bedroom enjoys a peaceful position with dual windows overlooking the garden, offering a lovely sense of light and tranquillity. A few steps lead down to its private en-suite, thoughtfully designed with a shower, floating basin, and WC – all finished with the same stylish attention to detail found throughout the home.





“On summer evenings, we light the firepit, pour a glass of wine and sit out under the stars with friends - it’s where some of our best memories have been made.”



GARDENS OF WONDER...

To the front, a stone-flagged patio just outside the kitchen offers the perfect spot for a quiet morning coffee. Beyond the driveway lies a thoughtfully landscaped garden, enclosed by traditional drystone walls. With a circular brick firepit and multiple seating areas, it becomes a natural hub for evening gatherings - a place for conversation, laughter and stargazing, making it a true haven for entertaining.

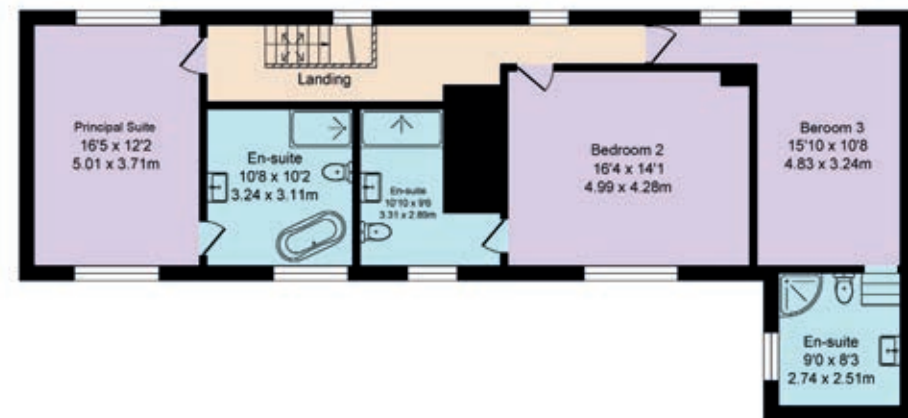
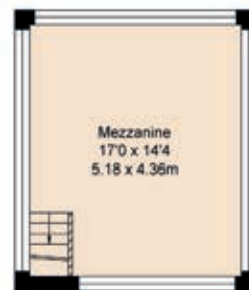
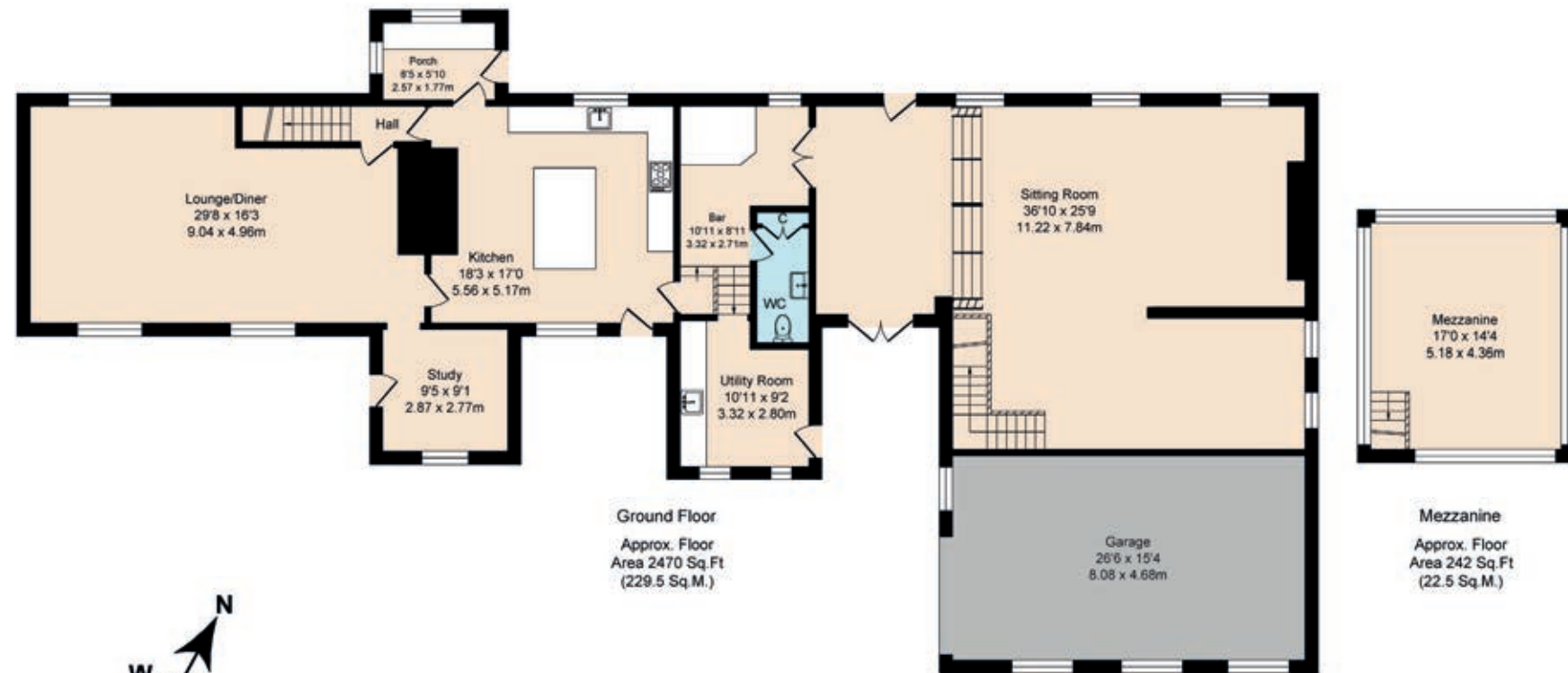
The field beyond extends to approximately 1.6 acres and is home to a wildlife pond and an animal shelter. Whether for keeping animals, exploring with children, or simply enjoying the changing seasons, it is a landscape to cherish.

At the rear, a Yorkshire stone-flagged patio, accessed via a porch off the breakfast kitchen, stretches along the back of the house and invites al fresco dining. From here, lawns roll gently upwards toward the horizon, where mature trees and thoughtful planting encourage birdsong and a sense of calm. Beautiful cherry blossom trees crown the garden, leading to a gravel parking area bordered by drystone walls.



Tucked off the patio, a gate set into a charming stone wall leads to the side of the home, where raised beds promise home-grown produce and peaceful moments in the kitchen garden.

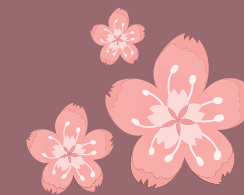




Knapley-Ing Farm
Total Approx. Floor Area 3742 Sq.ft. (347.7 Sq.M.)

First Floor
Approx. Floor Area 1030 Sq.Ft (95.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



BINGLEY
KNAPLEY-ING FARM

FINER DETAILS

- Grade II listed semi-detached farmhouse
- 3 double bedrooms
- 3 en-suite bathrooms
- 3 or 4 reception rooms
- Stunning open plan living space in converted barn
- Double garage & driveway
- Large gardens, plus 1.6 acre field
- Rural setting with stunning views
- Close to Bingley, Menston, Guiseley, Otley & Ilkley
- Services: mains electric; LPG heating; private drainage & water supply



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:

Shops in Guiseley or
Baildon (10 min drive)



LOCAL SCHOOLS:

Primary: Hawsworth CofE (Good);
Secondary: St Mary's Menston Academy
(Outstanding) & Guiseley School (Good)



PUBLIC TRANSPORT:

Trains from Menston or Guiseley station
to Leeds, Bradford & Ilkley. Buses -
regular services from Guiseley to Leeds,
Harrogate & Ilkley



PLACES TO EAT:

Curlew Cafe & Dick Hudson's



PUB:

Busfeild Arms, East Morton & The
Hermit, Burley Woodhead



WALK:

We love walking from home via
moorland to Ilkley or across fields
to Baildon



GYM:

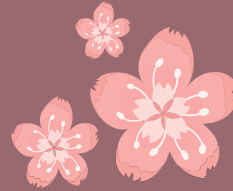
Gyms: Nuffield or Boxx Fit in Guiseley.
Golf - 18 hole courses at The Bradford
Golf Club and Hollins Hall Hotel,
Golf & Country Club



POI:

Spa town of Ilkley with theatre,
restaurants, parks and river





BINGLEY
KNAPLEY-ING FARM

Knapley-Ing Farm, Otley Road, High Eldwick, Bingley, BD16 3BH

presented by



WHAT3WORDS: [barn.reflected.songbird](https://www.what3words.com/barn.reflected.songbird)

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