



Davies Properties



5 Todley Hall Farm Todley Hall Road

Oakworth, Keighley, BD22 0QB

Asking Price £450,000



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Nestled in a peaceful and picturesque corner of the Yorkshire Pennines, this beautifully converted stone barn offers a rare combination of character, space, and genuine rural privacy. Behind its characterful stone façade lies a home rich in original detail, with exposed ceiling beams running throughout the interior and echoed outside in the beamed window heads above the modern double-glazed windows - nowhere more strikingly than in the living room, where the roofline soars to an exceptional height and draws the eye up to a stunning run of original feature beams.

The accommodation flows naturally between charming, beamed interiors and bright, contemporary living space, centred around a spacious open-plan kitchen/diner that forms the true hub of the home, with bi-fold doors opening onto a sheltered courtyard garden. Two further outbuildings - a versatile home office and a fully equipped gym - extend the living space beyond the main house, ideal for remote working or a home fitness setup. Ample off-road parking for up to five vehicles makes this an ideal property for those with multiple cars or visiting family.

Across the quiet lane, and sold with the property, lies approximately two acres of gently sloping land, including a paddock, mature orchard, veg beds, field shelter and polytunnel - a genuine smallholding opportunity with its own natural water spring. Back at the house, a private kitchen garden with greenhouse and raised beds sits just off the courtyard, perfect for home-grown produce close to hand. Sweeping valley views stretch out beyond, with open countryside on every side and the Pennine Way close at hand.

This is a rare chance to acquire a characterful, individual home in one of Oakworth's most tranquil settings - peaceful, private, and surrounded by nature, yet still within easy reach of local amenities.

GROUND FLOOR

Porch

Setting the tone from the moment you arrive, the entrance porch features a sturdy composite front door and traditional stone flagged flooring, offering a practical and characterful welcome into the home.

W/C

A practical and space-efficient downstairs cloakroom, fitted with a WC featuring a clever space-saving basin built into the cistern - ideal for compact convenience. Finished with a uPVC double-glazed window for natural light and ventilation, and a central heating radiator for comfort. A useful addition for a busy family home or when entertaining guests.

Living Room

18'3" x 15'4" (5.56m x 4.67m)

A wonderful example of the barn's original character, the living room is crowned by an exceptionally high vaulted ceiling that shows off a stunning run of exposed feature beams - a genuine centrepiece and one of the standout details of the whole property. A log burner sits within an inglenook-style fireplace beneath a beamed lintel, creating a natural focal point and promising cosy evenings in the colder months. Warm oak flooring runs throughout, while beam-topped windows on two walls flood the room with natural light. The open staircase rises elegantly from one corner, its timber handrail echoing the beams above - a space that feels both grand and inviting, equally suited to quiet winter evenings by the fire as to entertaining guests.

Kitchen/Diner

22'0" x 15'3" (6.71m x 4.65m)

True to its billing as the hub of the home, this spacious open-plan kitchen/diner offers generous space for both cooking and everyday family living. A range-style cooker sits at the heart of the room, framed by a striking tiled splashback, with a matching range of white base units and complementary worksurfaces running the full length of the space. The kitchen is well equipped for modern living, with an integrated dishwasher, washer/dryer, porcelain sink, and two central heating radiators for year-round comfort. A porthole window brings light in at one end, while full-width bi-folding doors along the adjacent wall open the room out onto the courtyard garden beyond - perfect for effortless indoor-outdoor entertaining on warmer days. Light wood-effect flooring ties the whole space together, creating a warm, sociable setting that flows naturally through to the rest of the home.

FIRST FLOOR

Bedroom 1

14'11" x 12'5" (4.55m x 3.78m)

A generously proportioned double bedroom, softened by neutral décor and newly fitted plush carpet underfoot. An original feature beam runs across the sloped ceiling, adding real character to the space, while a uPVC double-glazed window with plantation-style shutter brings in plenty of natural light. A central heating radiator ensures comfort year-round, and there's ample room for freestanding furniture, making this a peaceful and welcoming principal bedroom.

Bedroom 2

11'0" x 10'2" (3.35m x 3.10m)

A well-proportioned second double bedroom, finished in soft neutral tones with newly fitted plush carpet underfoot. A uPVC double-glazed window, topped with a timber beam, overlooks the greenery beyond and fills the room with natural light, while a central heating radiator ensures year-round comfort. A calm, restful space, equally well suited as a guest room, family bedroom, or home office.

Bathroom

8'2"x 6'7" (2.49mx 2.01m)

Set beneath the eaves, this bright and stylish bathroom is fitted with a panelled bath, separate shower cubicle, pedestal wash basin and WC, finished with contemporary black fittings against crisp white metro-style wall tiling. A Velux window fills the sloped ceiling with natural light, while an original exposed beam adds a lovely touch of character overhead. A useful storage cupboard and a radiator complete this well-appointed family bathroom.

EXTERIOR

Garage

9'3" x 7'11" (2.82m x 2.41m)

Sharing a detached stone-built block with neighbouring garages, the property benefits from its own single garage, accessed via the middle door, which is divided internally into a store room and garage space - ideal for additional storage or workshop. Positioned beside the gravelled driveway with ample additional parking in front, this adds valuable practicality to the property.

Store Room

9'9" x 9'3" (2.97m x 2.82m)

Forming part of the single garage, this useful store room offers valuable additional space for tools, equipment, or general household storage - a practical extra that keeps everyday clutter neatly out of the way.

Office

11'10" x 10'10" (3.61m x 3.30m)

A stylish and versatile detached outbuilding, ideal as a dedicated home office or workspace away from the main house. Finished with stone-effect tiled flooring, recessed ceiling spotlights, and characterful wall-mounted lighting, the space is set up for modern remote working, with room for a desk and multiple monitors alongside space for a wall-mounted TV. A genuinely practical addition for anyone needing a quiet, self-contained space to work from home.

Gym

16'5" x 13'3" (5.00m x 4.04m)

A superb detached outbuilding currently fitted out as a fully equipped home gym, with decorative timber beams overhead incorporating stylish integrated lighting. With ample floor area for a full range of equipment and durable flooring throughout, this is a fantastic bonus space for fitness enthusiasts - or with equal potential as a games room, studio, or additional home office. Please note: gym equipment is not included in the sale price but may be available by separate negotiation.

Gardens

Wrapping around the property, the outdoor space is every bit as characterful as the interior. An enclosed, sun-trapped courtyard opens directly from the kitchen/diner via the bi-fold doors, paved in stone and furnished for outdoor dining and relaxing, with festoon lighting strung overhead and a trellis-lined boundary softened by climbing plants. A cobbled pathway winds through to a further paved seating area, edged by raised stone beds and mature planting, creating a series of distinct, sheltered spots to sit out and enjoy the garden through the seasons.

To the front, a charming stone pathway curves through cottage-style planting - climbing roses and clematis scrambling over the stonework - leading to the main entrance and framing the barn's characterful façade beautifully. Elsewhere, a further patio area with steps and stone retaining walls leads on to the kitchen garden with its greenhouse and raised veg beds. Altogether, the grounds offer a wonderful variety of outdoor living spaces, from quiet corners for morning coffee to sociable areas for entertaining on warmer evenings.

Land

Accessed directly across the quiet lane from the property, this approximately two-acre parcel of land offers a fantastic opportunity for those seeking a genuine smallholding lifestyle. Bordered by mature hedgerows, trees, and traditional dry stone walling, the field is fully enclosed and gated for security, with a natural water spring providing its own private supply. Currently laid to grass and used as a hayfield, the land also includes a mature orchard, veg beds, a field shelter, and a polytunnel - ready-made for livestock, growing, or simply enjoying the space and privacy that comes with it. A rare and versatile piece of land, perfectly complementing the character of the main house.

ADDITIONAL INFORMATION

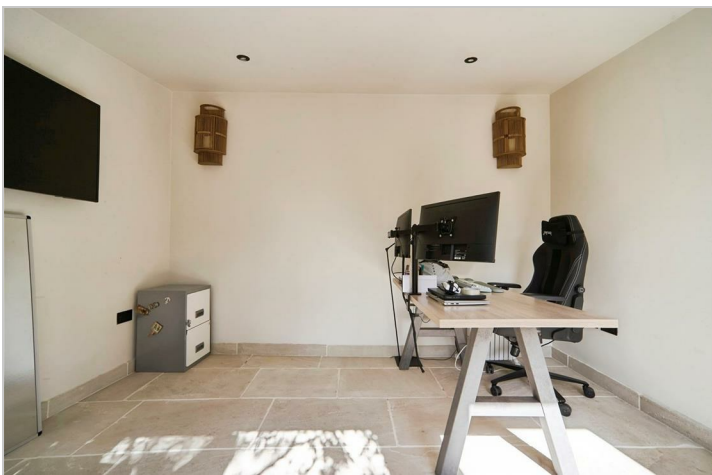
~ Council Tax Band: E

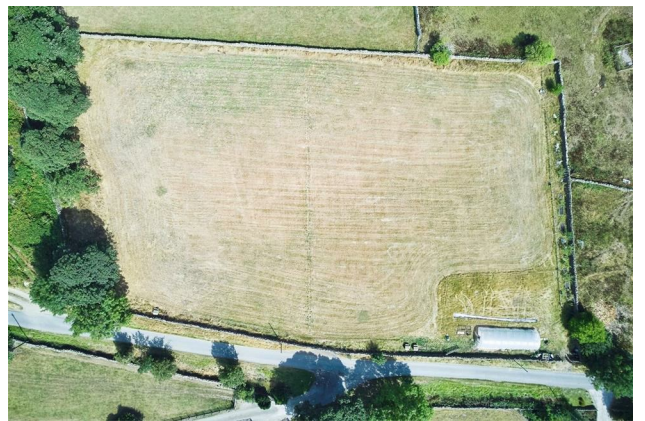
~ Tenure: Freehold

~ Parking: Single garage and ample off-road parking for up to five vehicles.

~ Broadband - according to the Ofcom website there is 'Standard' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.





Road Map



Hybrid Map



Terrain Map



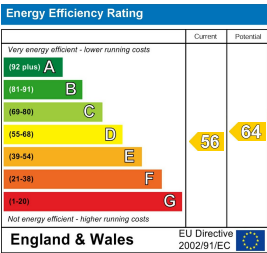
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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