

The Cottage
Tranby Lane | Swanland | HU14 3NE

£725,000

The Cottage, Tranby Lane

This exceptional detached home occupies a prominent yet private position within established grounds, set in the heart of one of the region's most sought-after villages. Beautifully transformed by the current owners, the property has been thoughtfully enhanced and extended while remaining entirely sympathetic to its original character, blended with contemporary luxury. Approached via a gated driveway, the traditional frontage offers only a hint of the impressive accommodation within, which is revealed upon entering the elegantly appointed hallway, setting an immediate tone of quality and refinement.

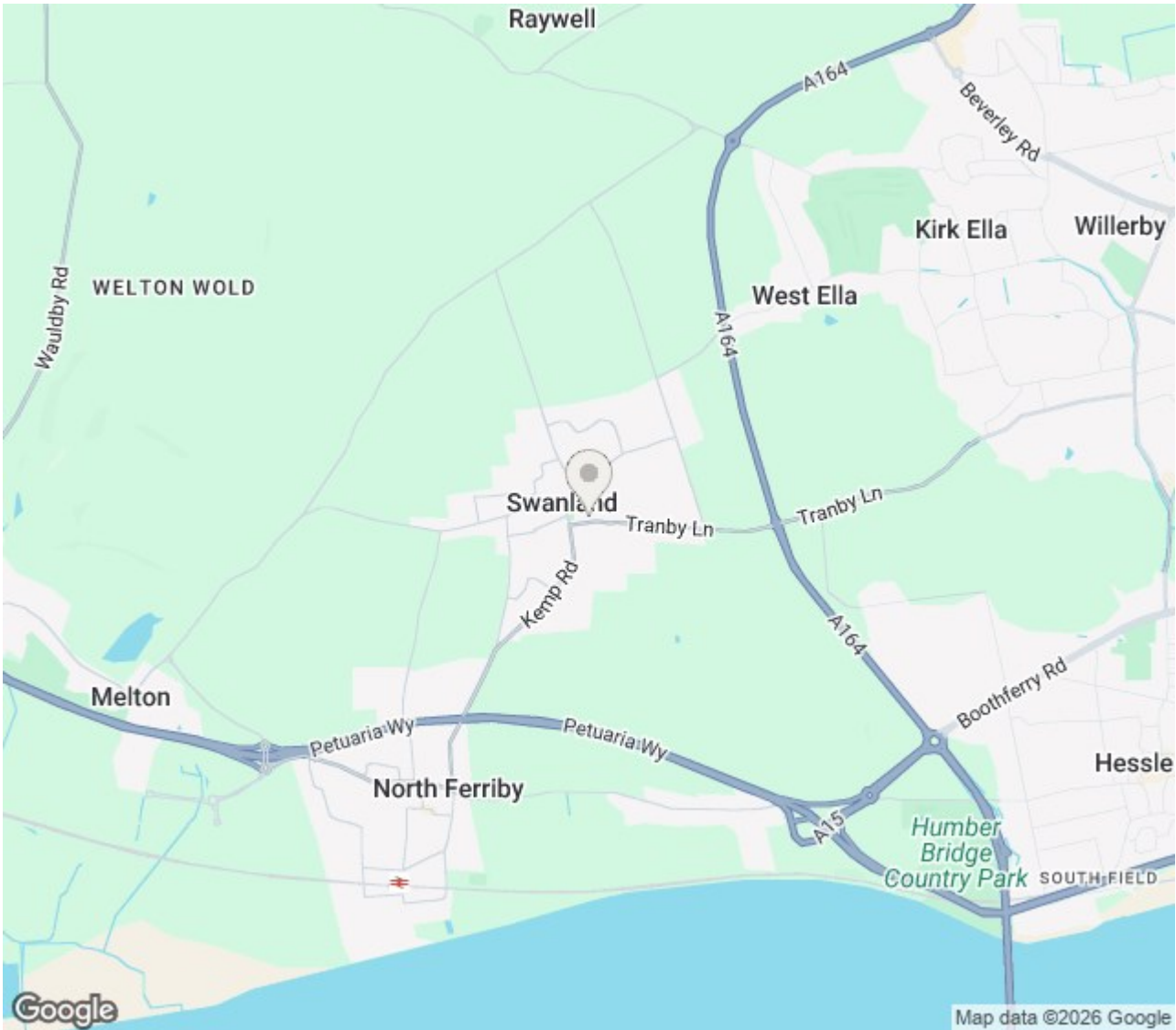
At the heart of the home lies a stunning open-plan living kitchen, forming part of a striking two-storey extension and creating a superb focal point for modern family life. Complemented by two elegant formal reception rooms to the front elevation and a separate dining room positioned off the kitchen, the layout is both versatile and beautifully balanced, further enhanced by a utility room with matching cabinetry and a stylish cloakroom WC. To the first floor, four generous double bedrooms are served by an exceptional principal suite with walk-in wardrobe and luxurious en-suite, alongside an indulgent family bathroom.

Outside, the property sits centrally within its mature plot, enjoying excellent privacy with mature grounds, a porcelain patio accessed via bi-folding doors, extensive driveway parking, and a double garage.



Key Features

- Exceptional Detached Home In Prime Village Location
- Set Within Established And Mature Private Grounds
- Beautifully Transformed And Sympathetically Extended By Current Owners
- Elegant Traditional Façade Concealing Stunning Modern Interiors
- Four Double Bedrooms Including Luxurious Principal Suite With En-Suite
- Impressive Open Plan Living Kitchen In Two Storey Extension
- Three Formal Reception Rooms Plus Utility Room
- Indulgent Family Bathroom And Stylish Cloakroom WC
- Mature Private Gardens With Porcelain Patio, Driveway Parking And Double Garage



Energy Efficiency Rating Council Tax = E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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	



ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

VESTIBULE

Access is gained via a timber entrance door into the vestibule, which features a tiled floor, a useful understairs storage cupboard, and a part-glazed timber door leading through to:

ENTRANCE HALL

A beautifully appointed and generously proportioned entrance hall featuring a continuation of the tiled flooring, a fitted hall tree bench with integrated storage, and a staircase rising to the first-floor accommodation.

CLOAKROOM/WC

A luxuriously appointed cloakroom fitted with a concealed-cistern WC and a bespoke storage unit incorporating a Quartz worksurface and counter-top wash basin. Additional features include a continuation of the tiled flooring, a useful tall fitted storage cupboard, a heated towel rail, and a window to the side elevation providing natural light.

LOUNGE

A warm and inviting lounge centered around an attractive feature fireplace incorporating a recessed log-burning stove beneath a timber mantel. Natural light is provided by a bay window to the side elevation, complemented by a further window to the front.

SNUG/PLAY ROOM

A highly versatile second reception room, enhanced by a bay window to the front elevation and ideally suited for use as a snug, playroom, or home office, depending on requirements.

OPEN PLAN LIVING KITCHEN

A stunning open-plan living space forming the heart of the home, thoughtfully designed with dedicated zones for both cooking and relaxation. The kitchen is fitted with an extensive range of shaker-style wall and base units, complemented by Quartz worksurfaces with matching upstands. A recessed twin ceramic sink with Quooker mixer tap and moulded drainer sits beneath a rear-facing window.

At the centre is a substantial matching island peninsula with an overhanging breakfast bar and inset induction hob with integrated recessed extractor. The island is beautifully positioned beneath a glazed lantern, enhancing natural light throughout. Integrated appliances within the kitchen include a double oven/grill and dishwasher, with space provided for an American-style fridge freezer.

The living area is centred around a recessed Bio Ethanol burning stove, while bi-folding doors open seamlessly onto the garden terrace. Two additional slimline windows to the side elevation further enhance the light and airy feel, with a herringbone floor running throughout.

DINING ROOM

Accessed via double doors from the kitchen, this versatile room is ideally suited as a formal dining space. It features a continuation of the herringbone flooring and a window to the side elevation.

UTILITY ROOM

A well-appointed utility room fitted with matching units to the kitchen, complemented by Quartz worksurfaces and a moulded drainer adjoining a Belfast sink with mixer tap. There is space and plumbing for an automatic washing machine, as well as space for a tumble dryer. The room benefits from a tiled floor, along with a door and window to the side elevation.

FIRST FLOOR

LANDING

A spacious landing providing access to the first-floor accommodation, along with a large storage cupboard.

BEDROOM 1

A superb principal bedroom suite providing generous space for a king-size bed, with access to a walk-in wardrobe featuring fitted hanging rails and storage, and a private en-suite shower room.

EN-SUITE

A beautifully appointed en-suite, fitted with a contemporary three-piece suite comprising WC, vanity wash basin set upon a fitted storage unit, and a generous walk-in shower with glazed screen and thermostatic shower. Finished with partial tiling, half-height wall panelling, a heated towel rail, and herringbone flooring, the space is completed by a rear-facing window providing natural light.

BEDROOM 2

A spacious double bedroom featuring windows to two aspects, allowing for an abundance of natural light.

BEDROOM 3

A further spacious double bedroom featuring windows to two aspects, allowing for an abundance of natural light.

BEDROOM 4

A fourth double bedroom featuring a dormer-style window to the front elevation and a fitted wardrobe.

BATHROOM

A luxurious family bathroom, beautifully appointed with an impressive four-piece suite comprising concealed-cistern WC, countertop wash basin set upon a fitted storage unit with Quartz worksurface, a striking freestanding slipper bath with designer mixer tap and handheld shower attachment, and a generous walk-in shower with thermostatic shower and glazed screen. Finished with marble-effect wall and floor tiling, a heated towel rail, and a side-facing window, the space exudes quality throughout.











OUTSIDE

Set within an established plot of approximately 0.16 acre, the property is positioned back from the roadside and enjoys mature, well-screened boundaries. A gated driveway provides generous off-road parking, leading to a double garage at the side.

The front garden is laid to lawn with attractive planting beds, while the side garden features a porcelain patio, seamlessly accessed via bi-folding doors from the kitchen, ideal for outdoor living and entertaining. The garden enjoys excellent privacy and extends to the rear, where a further patio sits adjacent to the garage.

DOUBLE GARAGE

The double garage features an up and over door, light and power. A personnel door leads from the rear garden.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

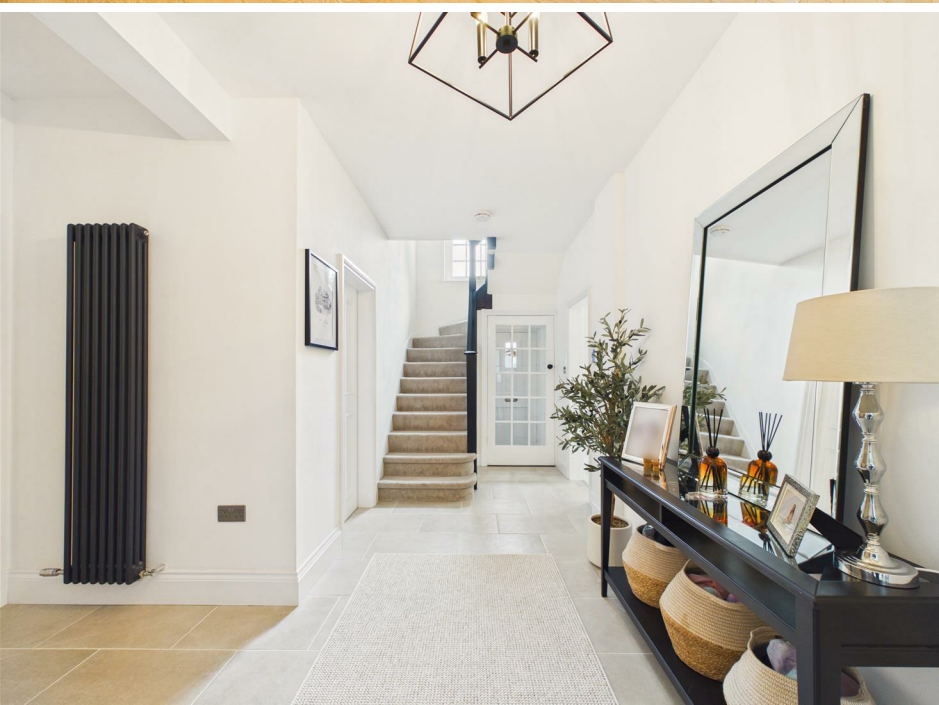
AGENT NOTES.

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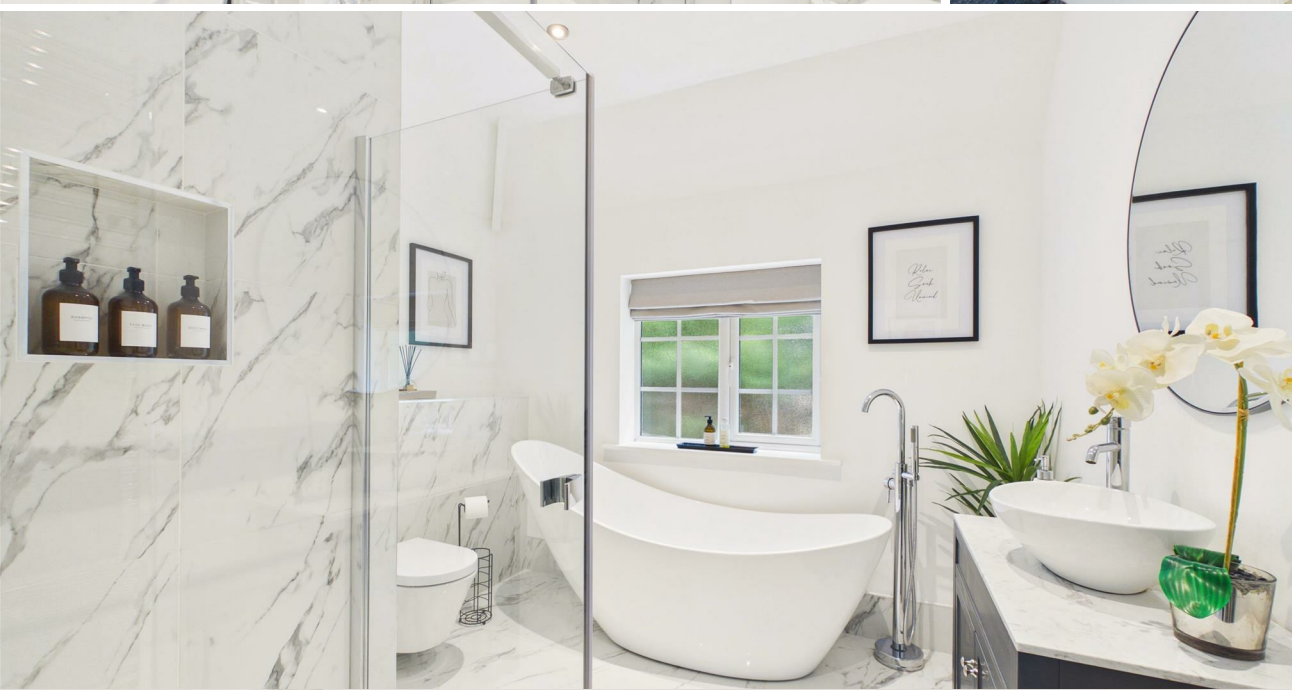
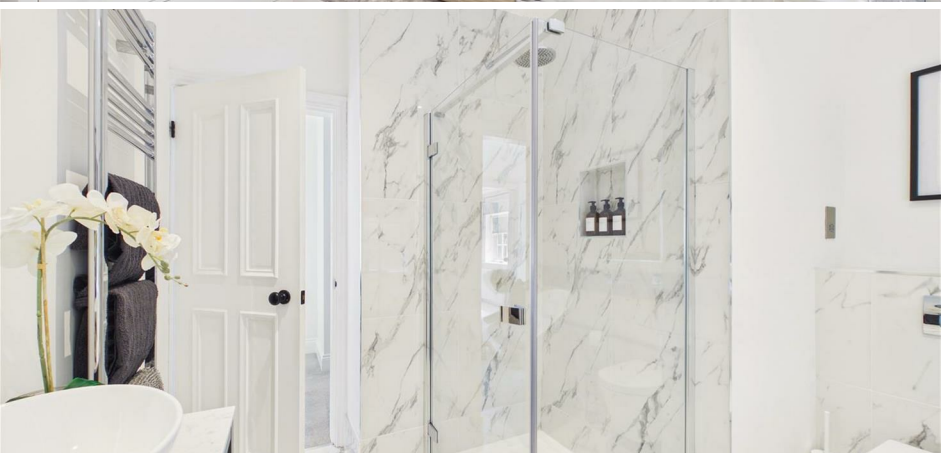
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











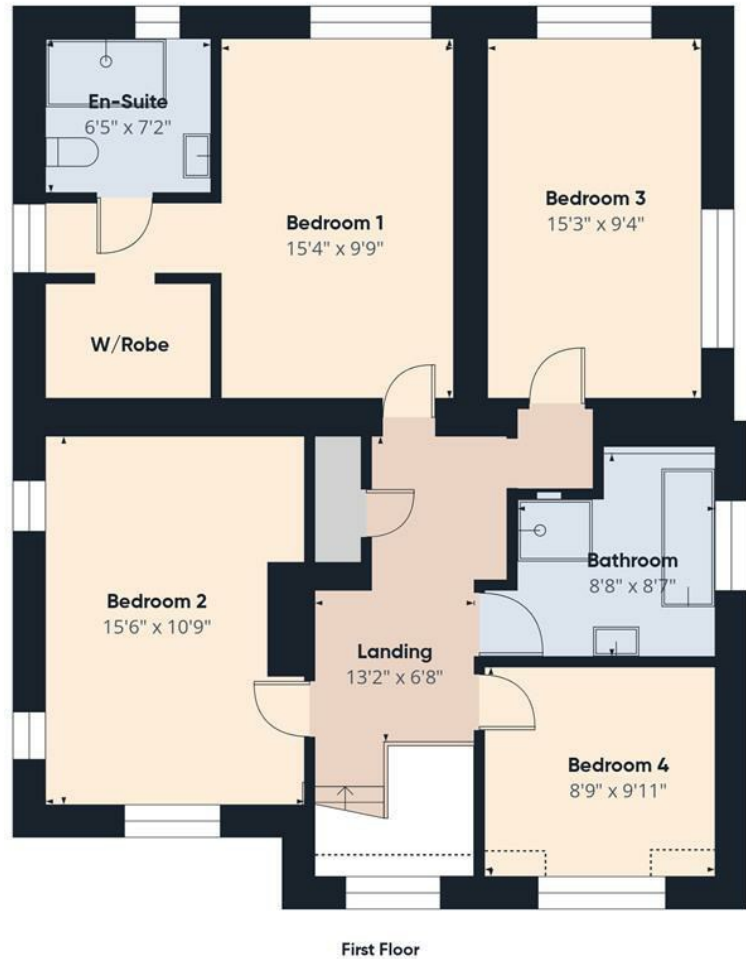












Approximate total area^m
1942 ft²

Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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The logo features a green house icon with a chimney, positioned above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

Philip Bannister

Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Telephone: 01482 668663
info@philipbannister.co.uk

