Davies Properties



Transfield Hole, Marley,

Bingley, BD16 2DN

Guide Price £775,000

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An outstanding and rarely available opportunity to purchase this remarkable detached family residence, set within approximately 3.9 acres of private land surrounded by woodland. Extended around 20 years ago to enhance the original footprint, the property now provides extensive and adaptable living space, including six spacious bedrooms, three bathrooms, two elegant reception rooms, and two fully equipped kitchens -perfect for modern multi-generational living or families seeking space and flexibility.

This distinctive home effortlessly combines character and modern comfort, featuring beautiful exposed beams that add warmth and authenticity throughout. The grounds offer complete privacy and tranquillity, surrounded by natural beauty and regular visits from local wildlife, including deer. Panoramic woodland views create a peaceful retreat from daily life, yet the property remains within easy reach of excellent transport links.

A detached barn, currently used as a workshop, offers exciting potential for conversion (subject to planning), and a summer house log cabin within the grounds

Despite its secluded countryside setting, the property is conveniently located close to the A650 and Crossflatts train station, with excellent links to Skipton, Bradford, Leeds, and beyond. It also sits near the highly regarded St Ives Estate, renowned for its scenic walks and parkland. This is a rare opportunity to secure an exceptional home offering both serenity and convenience. Viewing is highly recommended to appreciate its full appeal.

GROUND FLOOR

Entrance Hall
Featuring a charming wooden stable-style entrance door, this space is enhanced by elegant parquet flooring, a central heating radiator, and a uPVC double glazed leaded window, offering both character and comfort.

Living Room
15'00" x 13'5" (4.57m x 4.09m)
This inviting room boasts a Calor gas wood-burner stove set within a characterful stone inglenook-style fireplace, creating a warm and welcoming focal point. Dual-aspect uPVC double glazed leaded windows allow for plenty of natural light, while a central heating radiator and exposed feature ceiling beams add to the room's charm and traditional appeal.

Bedroom 1
13'11" x 10'1" (4.24m x 3.07m)
Finished with tiled flooring and exposed feature ceiling beams, this versatile space includes a uPVC double glazed window and French doors that open out to the rear patio, seamlessly blending indoor and outdoor living. A central heating radiator ensures year-round comfort.

Open plan to:

En-suite
8'9" x 7'2" (2.67m x 2.18m)
A bright and spacious open-plan en-suite bathroom, featuring a modern bath with shower over, a stylish vanity wash basin unit, and tiled flooring throughout. The W/C is discreetly concealed within a separate cloakroom area, offering added privacy. Velux roof windows flood the space with natural light, enhancing the airy and contemporary feel.

Kitchen/Lounge/Dining Area
35'9" x 14'10" (10.90m x 4.52m)

Kitchen
This well-appointed kitchen features sleek wooden flooring and a stylish range of contemporary black high-gloss base units complemented by quality work surfaces. It is equipped with a one and a half bowl resin sink, integrated dishwasher, electric hob and oven, as well as an integrated fridge and freezer. Two uPVC double glazed windows to dual aspects provide ample natural light, while exposed feature ceiling beams add character and charm to the modern design.

Dining Area
Continuing the property's charming aesthetic, exposed feature beams carry the character seamlessly throughout the space.

Lounge
A cosy and inviting living area featuring an electric radiator, uPVC double glazed window, and French doors to two elevations, allowing for plenty of natural light and easy access to the outdoors. Characterful exposed ceiling beams enhance the charm and warmth of the space.

Inner Hallway
The parquet flooring flows seamlessly through this area, complemented by a uPVC double glazed leaded window and a central heating radiator. A wooden stable-style entrance door adds a touch of rustic charm and character.

Kitchen
11'1" x 8'10" (3.38m x 2.69m)
Boasting stone flooring throughout, this kitchen is fitted with a contemporary range of high-gloss wall and base units complemented by wooden work surfaces. It features a one and a half bowl stainless steel sink with tiled splash-backs for easy maintenance. A patio door provides direct access to the rear patio area, seamlessly connecting indoor and outdoor living spaces. Central heating pipes are discreetly concealed within the wall beneath a panoramic window, which, together with a breakfast bar, offers stunning views over the surrounding woodland. Additional character is provided by exposed feature stonework and a Velux roof window, which fills the room with natural light.

Bathroom
9'6" x 7'3" (2.90m x 2.21m)
Featuring a three-piece suite, this bathroom includes a corner bath with an overhead shower, a built-in glass wash basin, and a fitted W/C. The room is complemented by tiled walls, a uPVC double glazed window, and a central heating radiator, combining functionality with a clean, modern finish.

Bedroom 2
10'3" x 8'7" (3.12m x 2.62m)
This charming room benefits from a uPVC double glazed leaded window, elegant parquet flooring, and a striking feature stone inglenook-style fireplace, creating a warm and inviting atmosphere. A central heating radiator ensures comfort throughout the seasons.

FIRST FLOOR

Landing
Complete with a central heating radiator for added warmth and comfort.

Bedroom 4
15'00" x 12'07" (4.57m x 3.84m)
Currently utilised as a storage room, this versatile space features uPVC double glazed leaded windows to two elevations, allowing ample natural light to enter. With a central heating radiator ensuring the room remains comfortable throughout the year and built-in cupboards housing the central heating boiler.

Bedroom 3
Benefiting from three uPVC double glazed leaded windows across two aspects, this bright room features laminate flooring and a central heating radiator, creating a comfortable and well-lit environment.

LOWER GROUND FLOOR
A spiral staircase leads down to the lower ground floor level.

Bathroom
5'9" x5'3" (1.75m x1.60m)
This bathroom is fitted with a classic white three-piece suite, including a panelled bath with a shower mixer tap, a pedestal hand wash basin, and a W/C. The space is complemented by fully tiled walls and flooring, along with recessed spotlights set into the ceiling, providing a clean and contemporary finish.

Office/Bedroom 6
13'6" x 10'10" (4.11m x 3.30m)
Featuring two uPVC double glazed windows to dual elevations, this room benefits from an electric radiator and recessed spotlights in the ceiling, ensuring a bright and comfortably heated space.

Laundry Room / Storage
This practical utility room is equipped with plumbing for a washing machine and space for a tumble dryer and houses the hot water cylinder tank. It also offers ample storage space, providing both functionality and convenience.

Bedroom 5
16'6" x 14'8" (5.03m x 4.47m)
This well-lit room features two uPVC double glazed windows to dual elevations, an electric radiator, and recessed spotlights installed in the ceiling, creating a bright and comfortable living space.

Storage Room/Potential En-Suite
Currently utilised as a storage room, this space benefits from recessed ceiling spotlights and is equipped with plumbing, providing excellent potential for conversion into a convenient en-suite bathroom.

Rear Entrance Porch
Featuring two entrance doors and a uPVC double glazed window, this space offers versatile access and ample natural light.

Additional Information
~ Tenure: Freehold
~ Council Tax Band: D
~ Parking: Ample off-road parking
~ Broadband - according to the Ofcom website there is 'Standard' and 'Ultrafast' broadband available.
~ Mobile Coverage - according to the Ofcom website there is 'likely' outdoor mobile coverage from at least four of the UK's leading providers.
~ Insulation - The majority of the exterior walls in the original section of the property have been enhanced with additional wall constructions incorporating Kingspan insulation, significantly improving thermal efficiency and helping to maintain warmth throughout the home.































Road Map



Hybrid Map



Terrain Map



Floor Plan



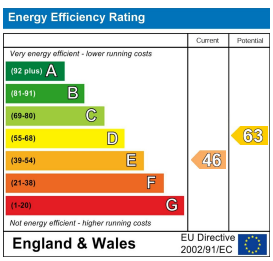
Total floor area 292.8 sq.m. (3,151 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

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Energy Efficiency Graph



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