

WHEATLEY LANE ROAD, FENCE, BB12 9QD

[NO CHAIN]



PEACEFUL & TRANQUIL POSITION / POPULAR PENDLESIDE VILLAGE / IMPRESSIVE STONE-BUILT COTTAGE / GOOD-SIZED GARDEN TO REAR / Occupying a peaceful position within this tranquil section of Wheatley Lane, close to village amenities and hostelries. This impressive stone-built cottage affords deceptive accommodation and will appeal to those who appreciate the charm and sometimes quirks of a property of this period.



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Occupying a peaceful position within this tranquil stretch of Wheatley Lane in the ever-popular Pendleside village of Fence. Enveloped within open countryside and within a short walk of Pendle Hill, yet close to village amenities including the village store and Primary Schools including Wheatley Lane Methodist. Ideally placed for access onto the A6068 Barrowford bypass, which strategically links with the main motorway network including the M65, promoting complete freedom throughout the wider Northwest region.

A stone-built semi-detached cottage, steeped in history and thought to have formed part of the original Wheatley Farm. This impressive stone built property affords deceptively well-proportioned accommodation which will appeal to those who appreciate the charm and sometimes quirks of a property of this period. Both gas central heating and double glazing are already installed throughout two good-sized reception rooms and three bedrooms, where a further programme of modernisation will be considered appropriate and with excellent potential to make your own. Externally a private driveway provides off-road parking and leads to a generous sized attached garage / workshop suitable for a variety of uses. A good-sized lawned garden to the rear of the property, of approximately half-an-acre, is a further highly desirable feature, abutting farmland beyond, enveloped by mature trees and bushes. NB: Purchasers will most likely intend to erect a fence between this and the garden of the property attached to mark a boundary as one does not already exist.

BRIEFLY COMPRISING:- ENTRANCE PORCH, TWO-PIECE CLOAKROOM, RECEPTION HALLWAY, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, FOUR-PIECE BATHROOM, PRIVATE DRIVEWAY, ATTACHED GARAGE / WORKSHOP, GOOD-SIZED PRIVATE LAWNED GARDEN TO THE REAR. VIEWING HIGHLY RECOMMENDED.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having twin frosted double glazed centre panels and matching double glazed panels to side, opening into:-

Entrance Porch

4'09" x 4'02" Inset spot lighting to ceiling, internal door to garage. Access to:-

Two Piece Cloakroom

4'02" x 4'03" Two piece suite incorporating low-level WC and corner wash basin, radiator, wall light point, skylight.



Reception Hallway

4'02" x 16'08" Stairs with polished wood spindle balustrade ascending to the first floor level, understairs storage cupboard, radiator, inset spot lighting to coved ceiling. Opening to:-



Reception Room One

15'02" x 14'08" into chimney breast recess. Brick-built chimney breast with slate heart extending into recess, inset electric fire, wall light points, coved ceiling with exposed timber ceiling beams, two radiators. Two sealed unit double glazed windows to the front elevation and UPVC framed double glazed window to the side elevation.



Reception Room Two

13'11" x 7'11" Exposed timber beams to coved ceiling, wall light points, radiator. UPVC framed double glazed sliding patio-style doors leading out into the rear garden. Glazed panels and glazed panelled door leading into:-



Kitchen

13'02" x 7'05" Modern composite sink unit and drainer with cupboards under, comprehensive range of quality wall, base and tall units incorporating oven / grill and four ring hotplate with extractor hood over, co-ordinating worktops and part-tiled walls with concealed illumination, integrated microwave, dishwasher and fridge freezer, Kardean-style floor area, inset spot lighting to ceiling, exposed timber ceiling beams. UPVC framed double glazed window overlooking the rear garden.

First Floor Landing

14'07" x 5'09" Return polished wood spindle balustrade, radiator, coved ceiling, wall light points, inbuilt storage cupboard (1'11" x 2'08")



Bedroom One

12'0" x 14'05" Fitted wardrobes with sliding mirror fronted doors, matching drawers and bedside cabinets, coved ceiling, wall light points, radiator. Two sealed unit double glazed windows overlooking the rear garden and sealed unit double glazed window to the side elevation.



EPC:

Tenure: Freehold

Council Tax Band: D

Approximate Size: Sq ft

Disclaimer: In accordance with the Property Misdescriptions Act 1991 the following particulars have been prepared in good faith and are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent [where applicable] are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Bedroom Two

7'10" x 15'0" Coved ceiling, radiator, inbuilt wardrobes / cupboards. Two sealed unit double glazed windows to the front elevation.



Bedroom Three

6'11" x 8'08" Access via pull down ladder to boarded loft storage area, radiator. UPVC framed double glazed window to the side elevation.



Four Piece Bathroom

7'04" x 8'06" Four piece suite incorporating tiled panelled bath, glazed shower cubicle with mixer shower fittings and tiled area over, twin wash basins set into vanity-style unit and low-level WC, fully tiled walls, Karndean-style floor area, radiator, wall light points, shaver point. Sealed unit frosted double glazed window to the side elevation.

Outside

Stone paved driveway providing off-road parking with two stone-built stores, and leading to an attached garage [19'0" x 8'01" (widens 4'08" at 9'10" from front)] Having remote control up and over sectional door, power and lighting installed, radiator, internal door to entrance porch, wall mounted gas combination boiler. Glazed window and glazed rear entrance door leading into the rear garden.

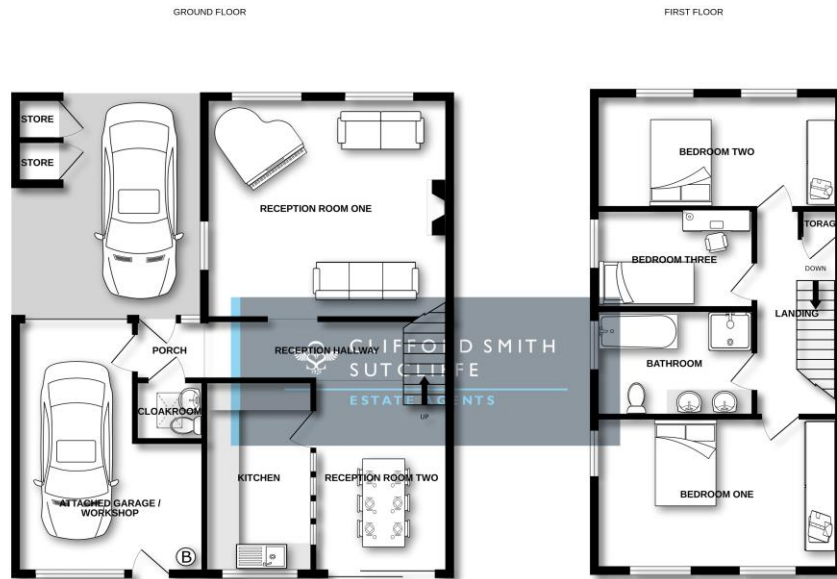


Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



THREE BEDROOM SEMI-DETACHED COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, masonry and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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