



# Fence House

Barrowford Road | Higham | Burnley | Lancashire | BB12 9ER

MSW HEWETSONS





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Guide Price of £1,575,000

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An exceptional detached private family home dating back to 1594. Approached by a stunning treelined drive, this period property is situated within private gardens and woodland and includes approximately 16 acres of surrounding adjacent land suitable for equestrian use. Generously proportioned with four receptions, breakfast kitchen and extensive conservatory, five bedrooms and three bathrooms including spacious principal bedroom suite with stunning aspects from every room. Beautifully retained character including original hung stone staircase, timber trussed ceilings, feature mullion windows and stunning marble fireplaces. Integral three car garage, separate detached timber garden storage building and tennis court. This property has all the beauty of a rural location and with excellent access links to the motorways networks.

## Construction

The property is constructed of stonework with external render elevation, pitched slate roof supported on timber.

The property has the benefit of full UPVC double glazing, full central heating and contributing solar panels.

## Accommodation

### Ground Floor

#### Entrance Porch

Oak panelled walls, Upvc double glazed front entrance door and side window. Stone flagged floor, skirting heating.

#### Drawing Room

Spacious drawing room with 'Adam' style marble fireplace with cast iron ornate fireplace with living coal effect basket grate with marble hearth. Upvc double glazed window to front elevation with stone mullion, skirting radiator, Upvc double glazed door to

reception porch. Original hung stone staircase with oak traditional balustrade.

#### Sitting Room

'Adam' style fireplace with ornate cast iron fireplace with living coal effect basket grate with marble hearth. Upvc double glazed stone mullion window to front elevation, Upvc double glazed French doors to side gardens, original timber beamed ceiling, skirting heating.

#### Dining Room

Antique marble fireplace with living coal dog grate with marble hearth, double glazed Upvc windows, one with stone mullion to front elevation, coved ceiling and ceiling rose, skirting radiator.

#### Day Room

Antique marble fireplace with cast iron bead back basket grate with marble hearth, timber beamed ceiling, skirting heating, fitted shelving to the side of the chimney breast.

## Breakfast Kitchen

Range of high quality kitchen furniture including base and wall units in light oak by 'Smallbone Kitchens' including island preparation area with enamel 'Belfast' sink and brass mixer tap and block set preparation board. Granite work surfaces, decorative tiled splash backs. Black enamel electric 'Esse' stove providing cooking facilities. Handmade artisan tiled flooring, traditional cast iron radiator, twin Upvc double glazed windows to rear elevation, ceiling lighting. Built in electric 'Siemens' oven, recess for microwave, 'Neff' four ring gas hob. Built in 'Kenwood' dishwasher.

## Conservatory

Superb open dining conservatory, limestone 'Travertine' tiled floor, Upvc double glazed windows and roof with electrically operated canopy windows, patio door to front, double patio doors to rear garden areas.

# Particulars of sale

## Rear Hallway

Range of fitted bespoke cupboards and wardrobes, limestone 'Travertine' tiled flooring, double panel central heating radiator, Upvc double glazed door to rear elevation.

## Inner Hallway

Limestone 'Travertine' tiled floor, double panel central heating radiators.

## Utility/Boiler Room

Fitted base and wall units, single drainer stainless steel sink unit with mixer tap, Upvc double glazed window, plumbed for washing machine and drier, 'Ideal' oil fired boiler providing central heating and domestic hot water.

## Cloakroom

Double panel central heating radiator, two Upvc double glazed windows to front elevation, bracket wash hand basin with vanity beneath, low level wc, gold finished radiator towel rail, Limestone 'Travertine' tiled floor.

## First Floor

### Staircase

Traditional hung stone staircase with oak return balustrade with solid handrail and newel post.

### Landing

Open landing area with Upvc double glazed ceiling window to rear elevation, original timber trussed ceiling.

### Principal Bedroom Suite

Entrance hallway leading to beautiful and spacious principal bedroom suite. Upvc double glazed windows to both inner gables,

two double panel central heating radiators, original timber trussed ceiling. Dressed stone fireplace with living coal effect gas fire in cast iron basket grate.

### En Suite Bathroom

Containing five piece suite comprising of ball and claw cast iron bath with floor mounted golden chrome mixer tap and hand shower. Large fully tiled shower cubicle, wash hand basin in vanity unit with marble top, low level wc, bidet. Traditional cast iron radiator, Upvc double glazed window with stone mullion to side elevation. Low voltage spotlighting to ceiling.

### En Suite Dressing Room

Fully fitted bespoke wardrobes and cupboards, Upvc double glazed window with stone mullion to gable elevation, double panel central heating radiator, ceiling lighting.

### Bedroom Two

Twin Upvc double glazed window with stone mullion to front elevation, skirting radiator, fully fitted bespoke wardrobes.

### En Suite

Bathroom containing five piece suite comprising of oak panelled bath with antique style brass mixer tap and hand shower. Fully tiled shower cubicle, wash hand basin in oak dresser with fitted mirror. Low level wc, bidet, Upvc double glazed window to rear elevation, double panel central heating radiator.

### Bedroom Three

Upvc double glazed window with stone mullion to front elevation, fully fitted bespoke wardrobes, skirting radiator, double panel central heating radiator, ceiling rose.

### Bedroom Four

Upvc double glazed window to rear elevation,

original timber trussed ceiling and beam.

### Bedroom Five

Upvc double glazed window to front elevation with stone mullion, skirting radiator, original timber trussed ceiling, fully fitted bespoke wardrobes and drawers.

### Boxroom/Useful Store/Small Study

Timber double glazed skylight.

### House Bathroom

Roll top bath in tiled Corian surround and tiled splashbacks, chrome mixer tap hand shower, Corian sink timber vanity unit with fitted mirror, low level wc, fully tiled shower cubicle, wall mounted radiator towel rail, Upvc double glazed window to rear elevation, ceiling coving.

### Airing Cupboard

With cylinder, emersion and linen storage.

### Garage

Integral three car garage with electrically operated up and over door to both sections, light, power and water installed, Upvc double glazed window to rear elevation.

### External

### Entrance

Approached off the main highway onto a stunning tree lined tarmac driveway, which leads an original historic stone feature entrance archway as you enter the formal grounds directly surrounding the house.

### Gardens

The gardens are mainly laid to lawns to all elevations with chipping drive leading to the front, side and rear. The front gardens are of a traditional well defined design with

established trees and shrub borders with walled garden areas and a small orchard with various fruit trees.

To the rear of the property is a large private stone walled garden area with feature plantings and open flagged patio area. Beyond the main chipping drive is an original stone set flagged private parking area gaining access to the integral garage. The garden curtilage extends to approximately 1.5 acres overall.

### Detached Garden Storage

Attractive detached solid English oak timber framed garden storage with cedar shingle roof suitable for storing mowing machines and garden equipment.

### Coppice of Trees

To the side elevation is a coppice of trees with tarmac tennis court.

### Land

The property owns the land to the front, side and rear of the property extending to approximately 14 acres.

### Solar Panels

4kw solar panel bank feeding the main house.

### Services

Mains water, main electricity, mains gas, sewerage to private septic tank.

### Tenure

Freehold with the benefit of vacant possession upon legal completion.

### Council Tax

Band H payable to Pendle Council.

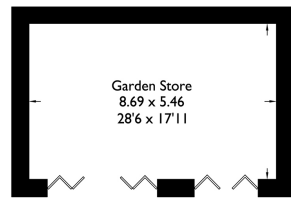
# Fence House

Approximate Gross Internal Area : 464.80 sq m / 5003.06 sq ft

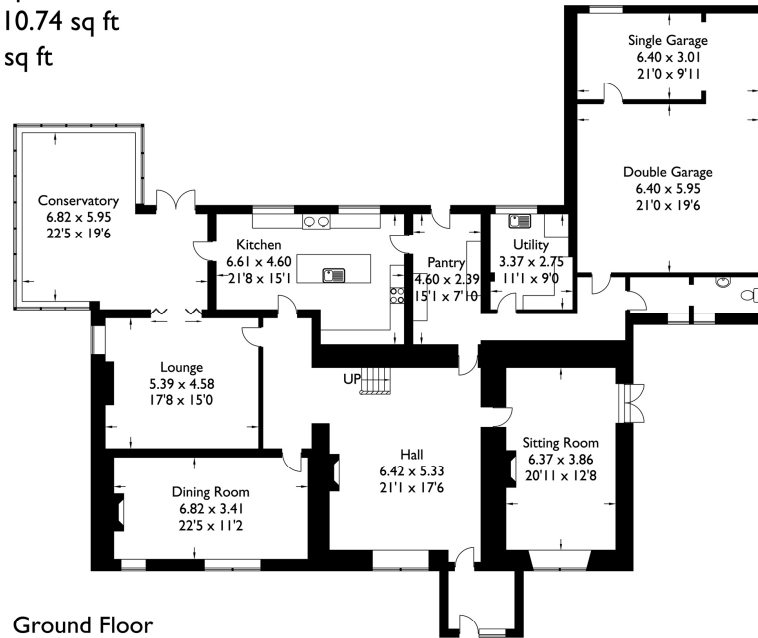
Garage : 58.37 sq m / 628.28 sq ft

Garden Store : 47.45 sq m / 510.74 sq ft

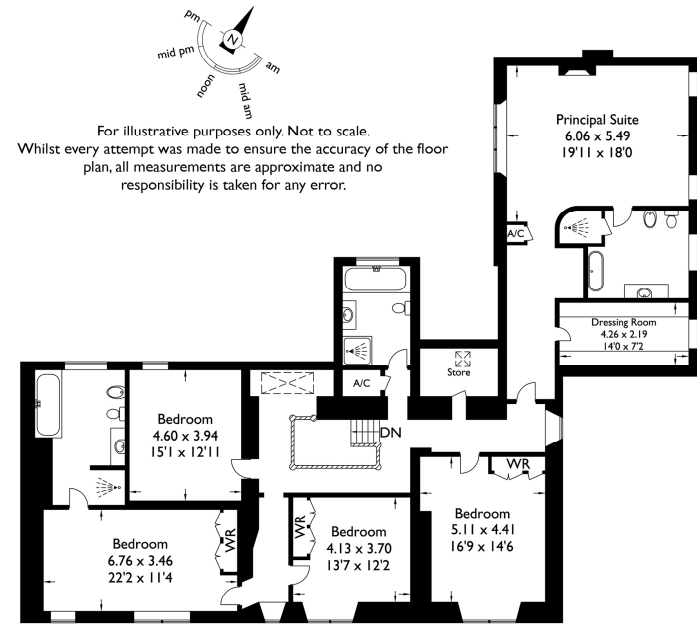
Total : 570.62 sq m / 6142.10 sq ft



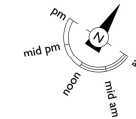
Garden Store



Ground Floor



First Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	70   C
39-54	E		
21-38	F		
1-20	G		

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