

# Property Details

598 Wheatley Lane Road, Fence,  
Burnley, Lancashire, BB12 9EP

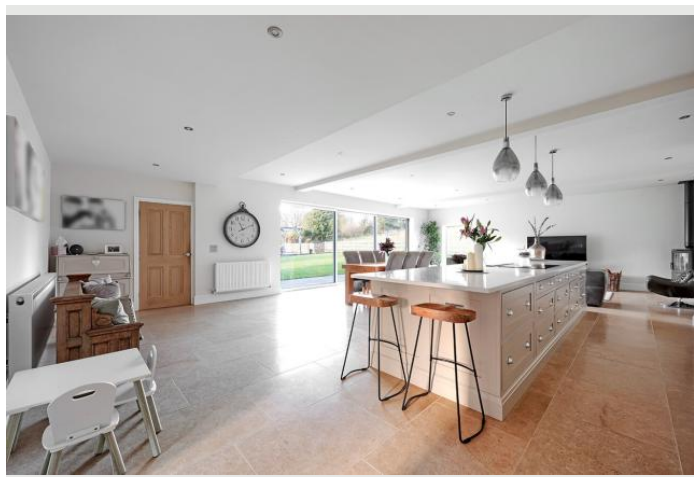
OIRO **£950,000**





# Property Photos

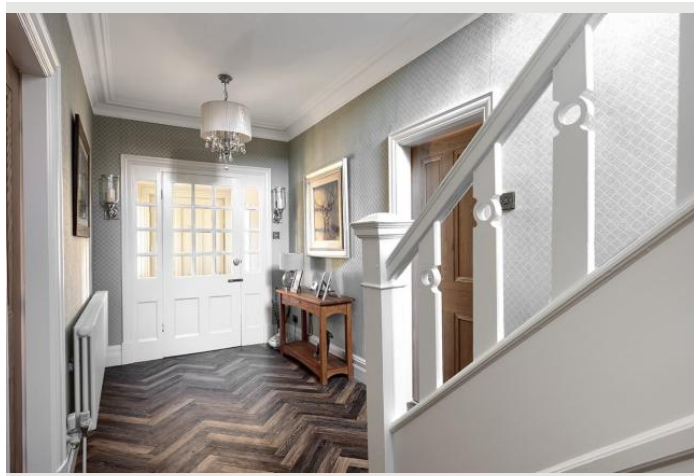
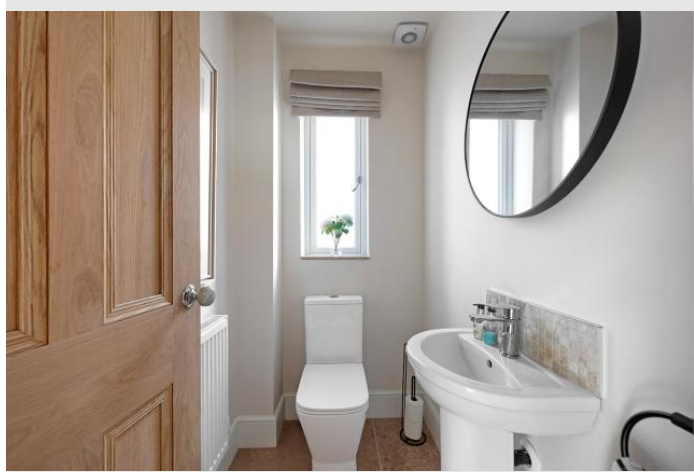
598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP



Creation Date  
**07/02/2025**

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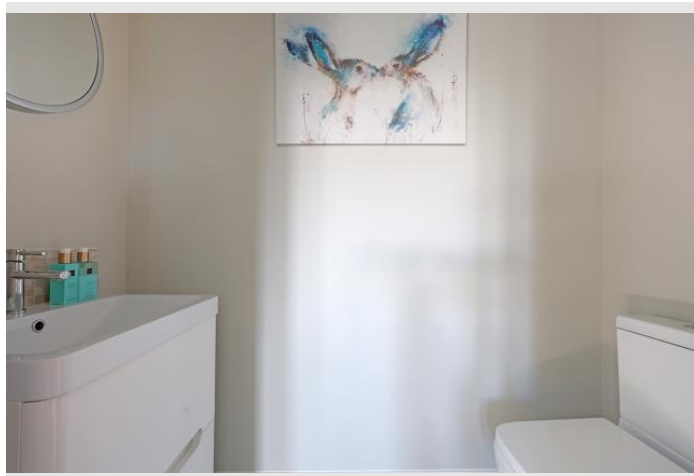
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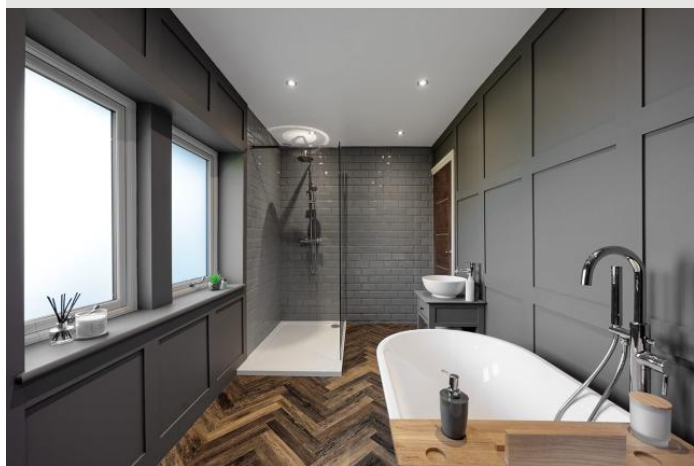
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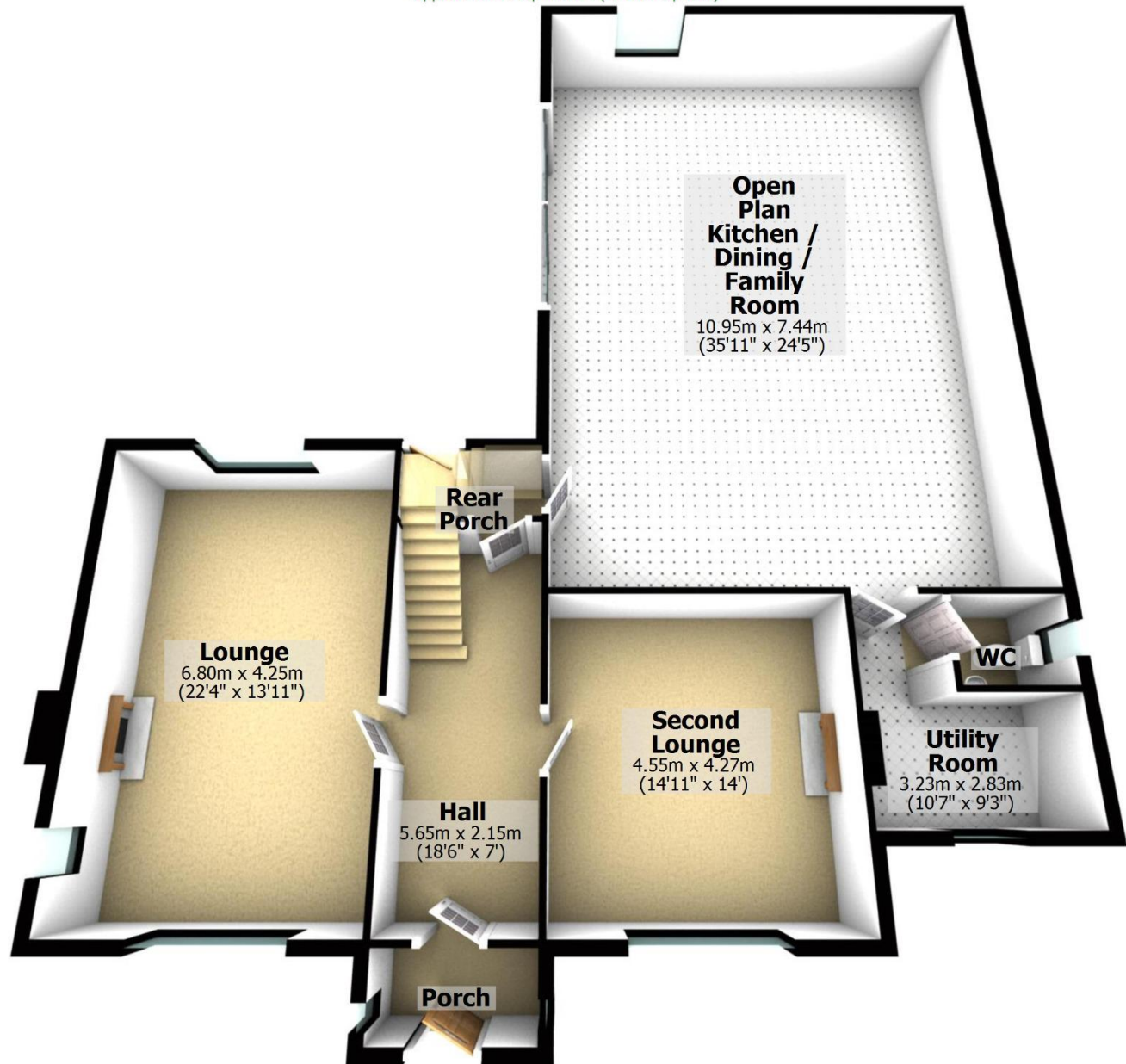


# Property Floor Plans

598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP

## Ground Floor

Approx. 159.3 sq. metres (1714.7 sq. feet)



Total area: approx. 280.7 sq. metres (3021.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

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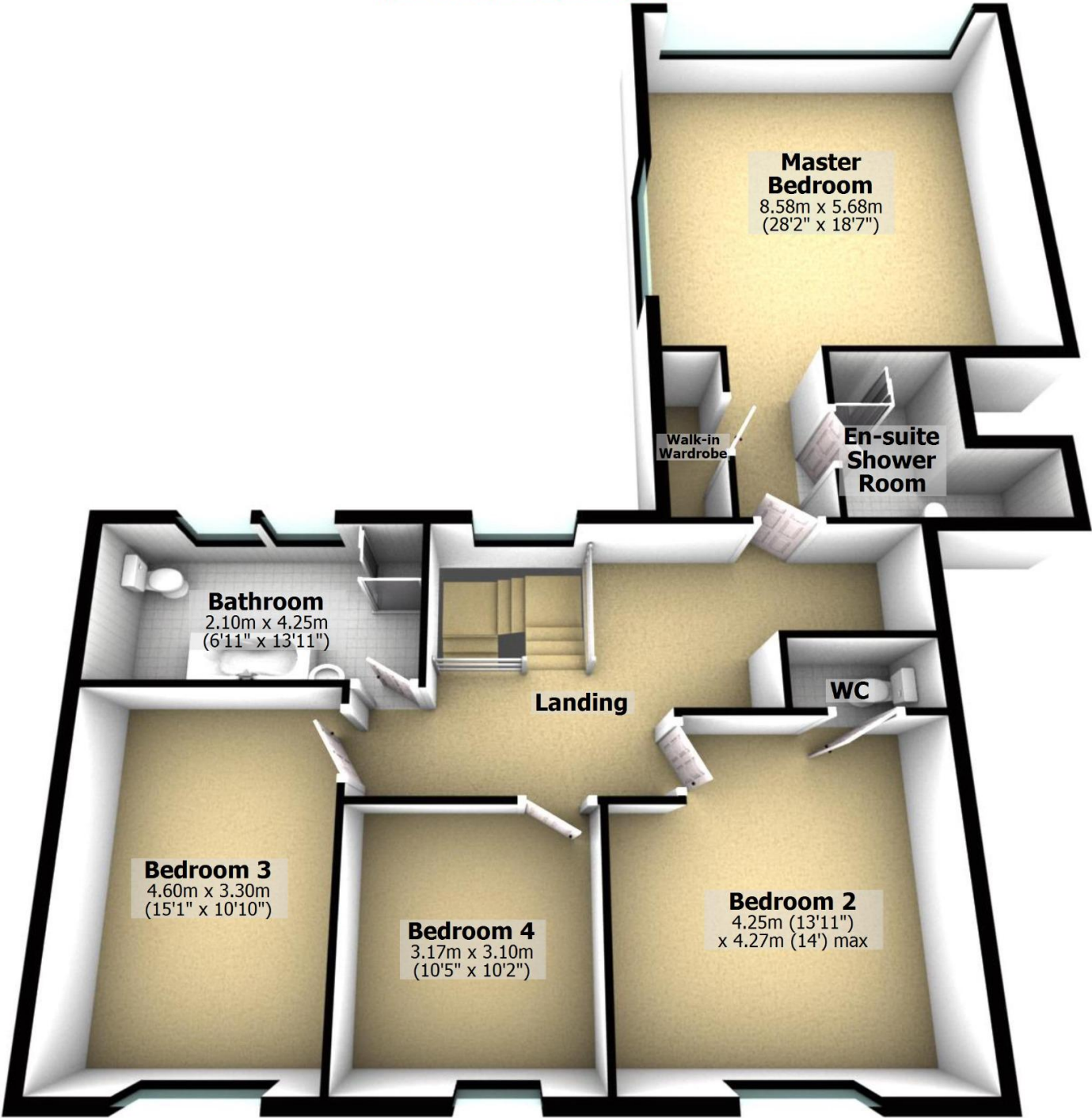


# Property Floor Plans

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## First Floor

Approx. 121.4 sq. metres (1306.4 sq. feet)

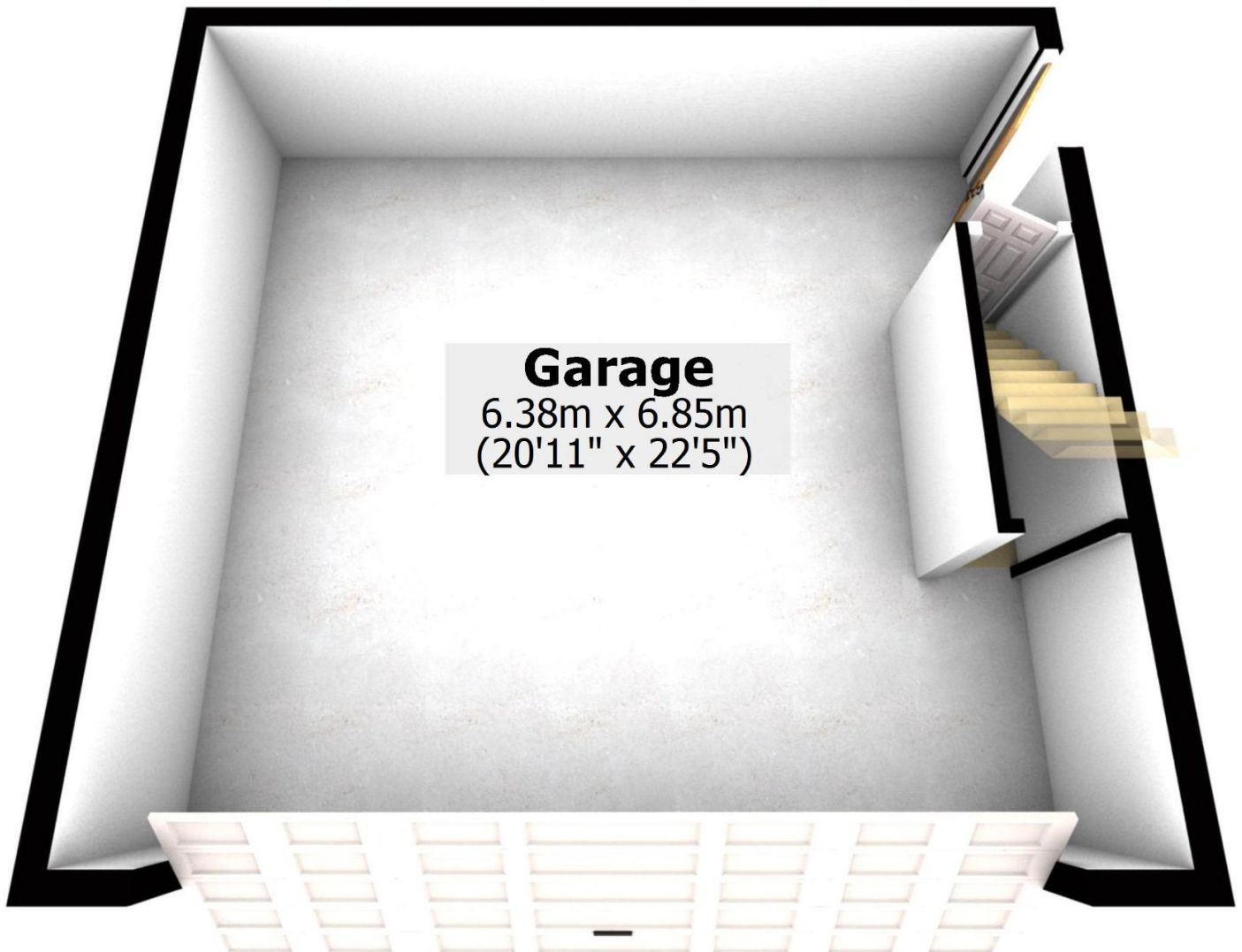


# Property Floor Plans

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## Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



### Garage

6.38m x 6.85m  
(20'11" x 22'5")

**Total area: approx. 71.4 sq. metres (768.6 sq. feet)**

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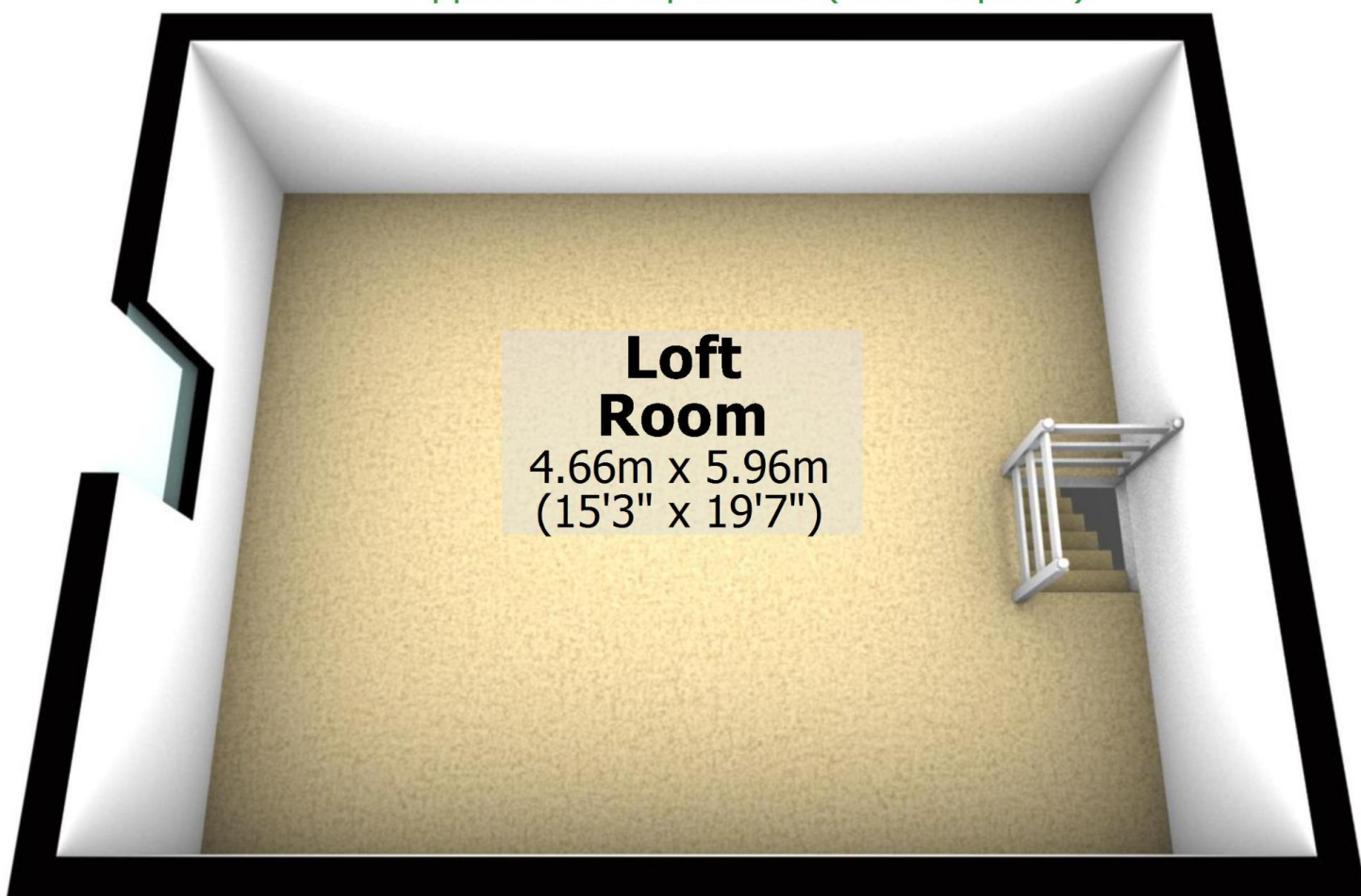


# Property Floor Plans

598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP

## First Floor

Approx. 27.7 sq. metres (298.7 sq. feet)

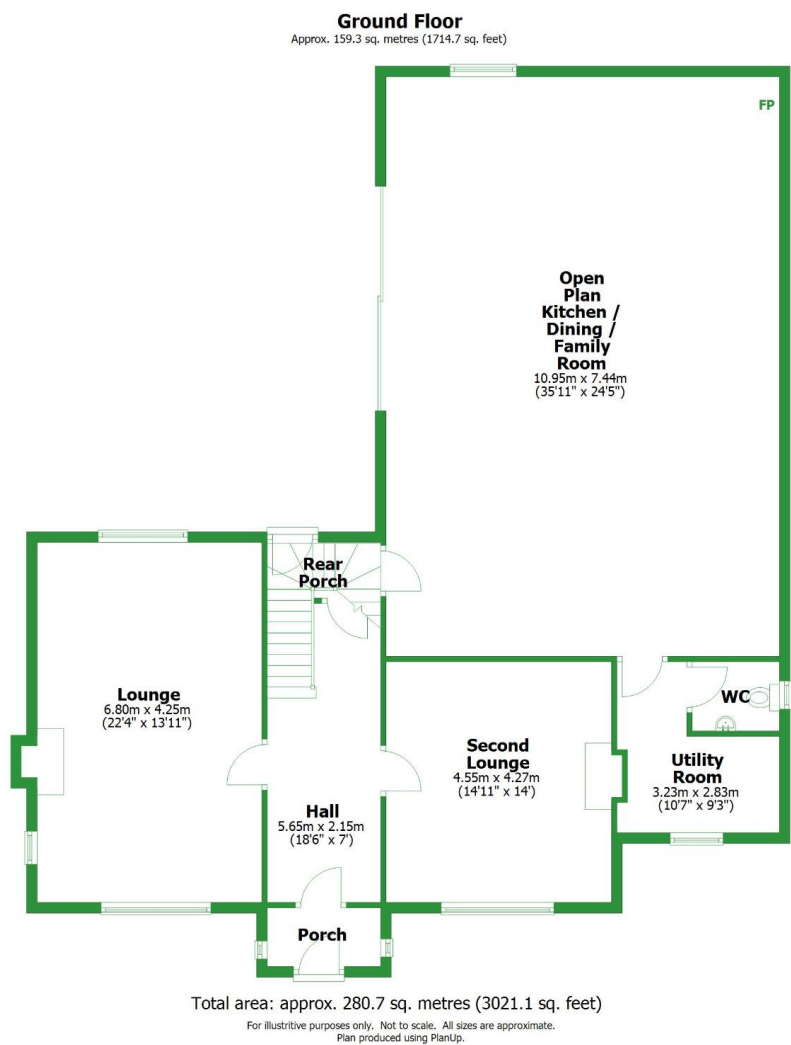


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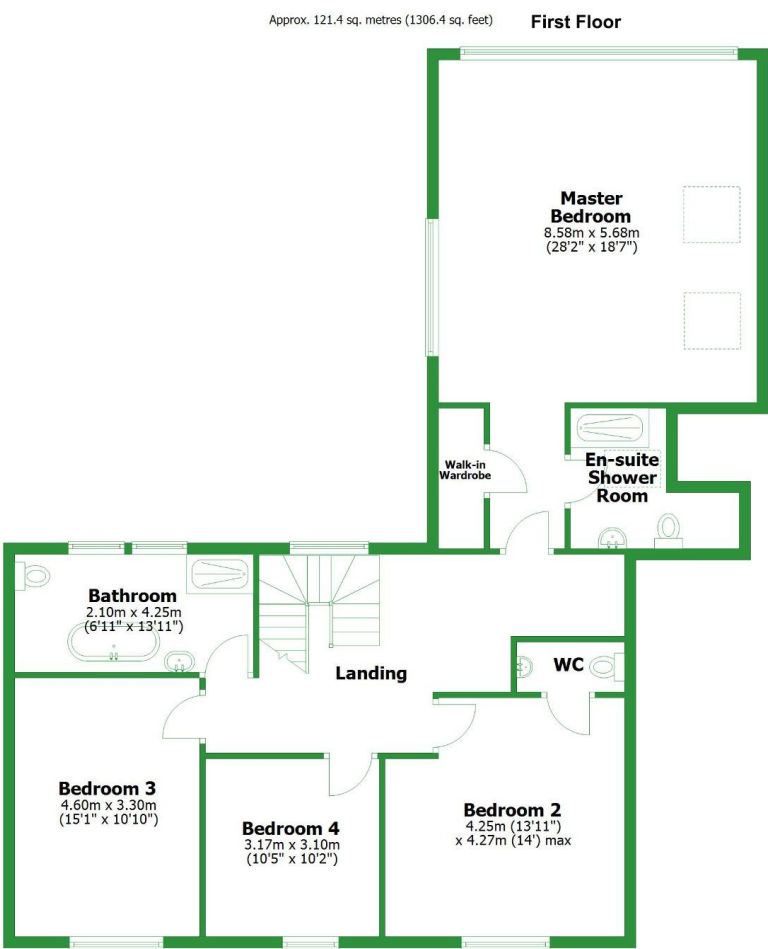
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# Property Floor Plans

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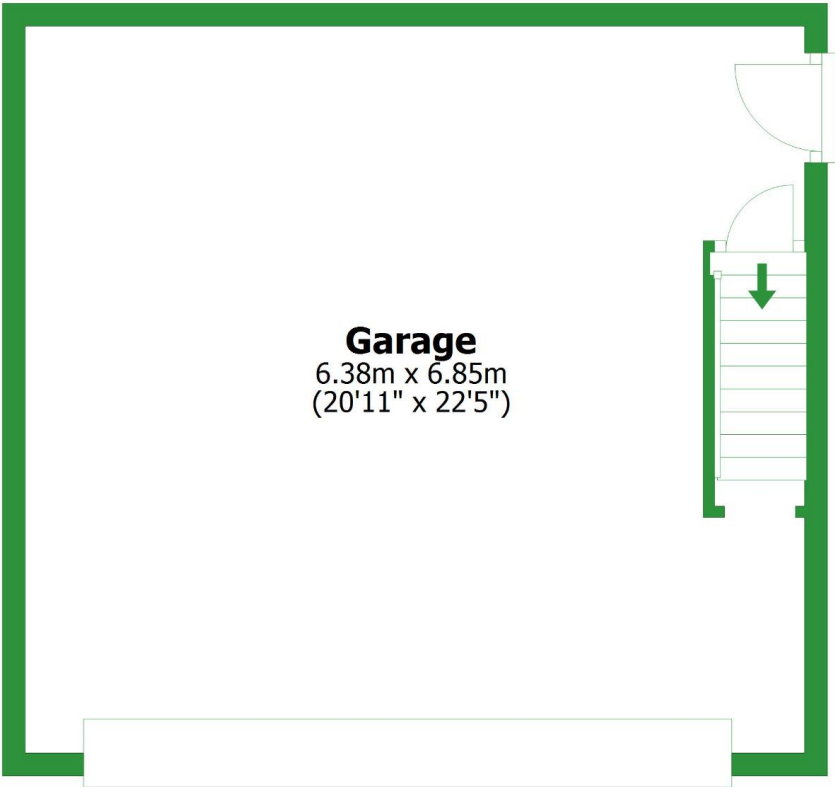


# Property Floor Plans

598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP

## Ground Floor

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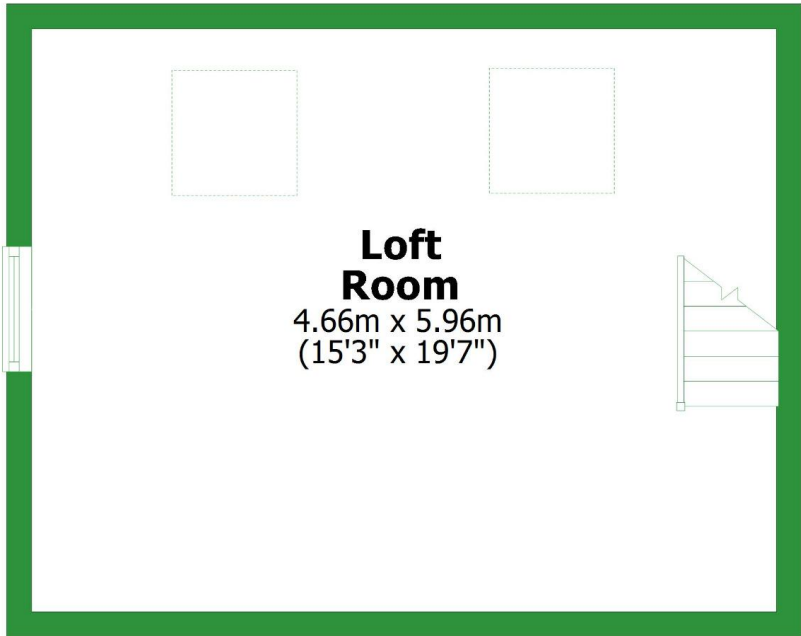


# Property Floor Plans

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## First Floor

Approx. 27.7 sq. metres (298.7 sq. feet)



# Property Info

598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Leasehold
Floor Area
3021.1
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply



# Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
7
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2944-05-01
Price Qualifier
OIRO
Price
£950,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No



# Property Features

598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP

## Feature 1

Master Bedroom With En-suite And Gorgeous Countryside Views

## Feature 2

Large Open Plan Kitchen/family Room With Sliding Doors Into Garden

## Feature 3

Three Further Bedrooms

## Feature 4

Two Reception Rooms

## Feature 5

Double Driveway With Electric Gates

## Feature 6

Sought After Village Location

## Feature 7

High Quality Finishes

## Feature 8

Detached Garage With Room Above

# Property Description

598 Wheatley Lane Road, Fence, Burnley, Lancashire, BB12 9EP

## Spacious Four Bedroom Detached Home in a Picturesque Location

Spacious Four Bedroom Detached Home in a Picturesque Location

### Key Features:

- Master bedroom with en-suite and gorgeous countryside views
- Three further bedrooms
- Two reception rooms
- Sought-after location
- Large open plan kitchen/family room with large, glass sliding doors into the garden
- Utility room and downstairs WC
- Double driveway on either side of the property with electric gates
- Well-maintained rear garden with patio & pergola
- Quiet location with lovely neighbours
- Countryside walks nearby

Holly House is a well-maintained, detached four-bedroom property located on Wheatley Lane Road, Fence. This home is set behind electric gates with two driveways and a detached garage, offering plenty of parking space. A large room above the garage adds extra potential for use as a home office or additional living space. The heart of the house is a large, open-plan kitchen, dining, and family room with large, glass sliding doors that open into the garden, creating a bright and airy space. The property also features a utility room, a downstairs WC, and two separate lounges, providing plenty of room for relaxation. The bright hallway leads to the master bedroom, complete with an en-suite and a large glass feature window that overlooks the fields. There are three further bedrooms, one with an en-suite toilet, making this home ideal for families. Outside, the rear garden is well-kept with a lovely patio area and pergola, perfect for enjoying the outdoor space.

### From the Agents Perspective:

Holly House is an exceptional property, ideal for those seeking a spacious family home with ample outdoor space. The double driveways with electric gates and detached garage are fantastic features, ensuring convenience and security. The layout of the home

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is thoughtfully designed, with the open-plan living area being the standout, offering a great space for both entertaining and day-to-day living. The master bedrooms outlook over the fields adds a lovely touch of natural beauty. The additional room above the garage provides even more flexibility for the new owners. Overall, this property is perfect for a growing family or anyone looking for a peaceful and spacious home in a tranquil village setting.

From the Clients Perspective:

Weve loved living at Holly House for the past four years. Its been a wonderful home. Were downsizing, which is why were moving. The location has been perfect for us there are great pubs nearby, including the White Swan Michelin-starred restaurant, and weve enjoyed many long walks in the surrounding countryside. The village of Fence is incredibly quiet, with a lovely sense of community, and were just a short distance from the popular Fence Gate restaurant. The neighbours are lovely, and its been such a peaceful area to live in.

Additional information

Tenure- Leasehold, 7 ground rent paid annually, 919 years remaining.

Council tax band - G

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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