

Property Details

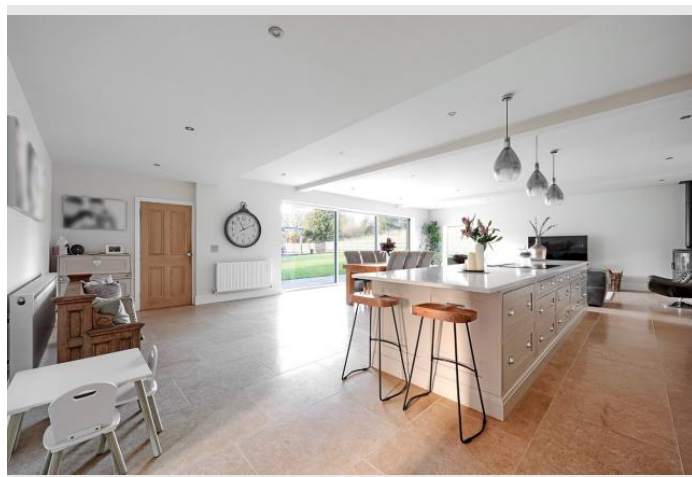
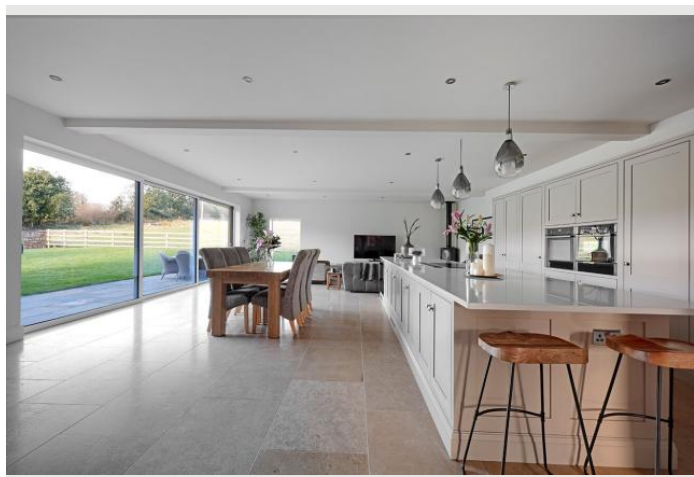
598 Wheatley Lane Road, Fence,
Burnley, Lancashire, BB12 9EP

£899,950



Property Photos

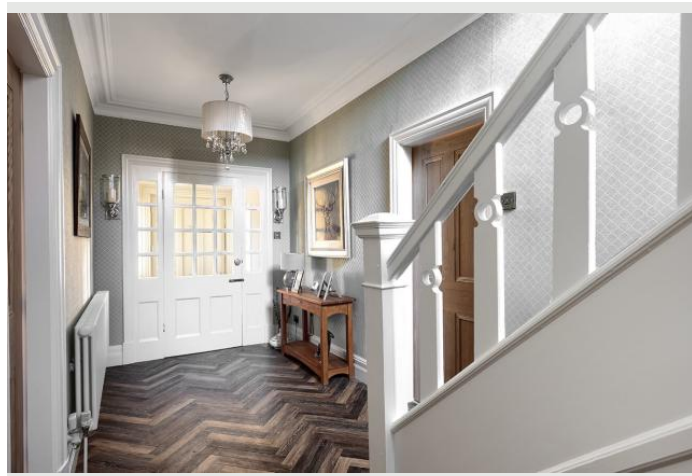
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Creation Date
28/07/2025

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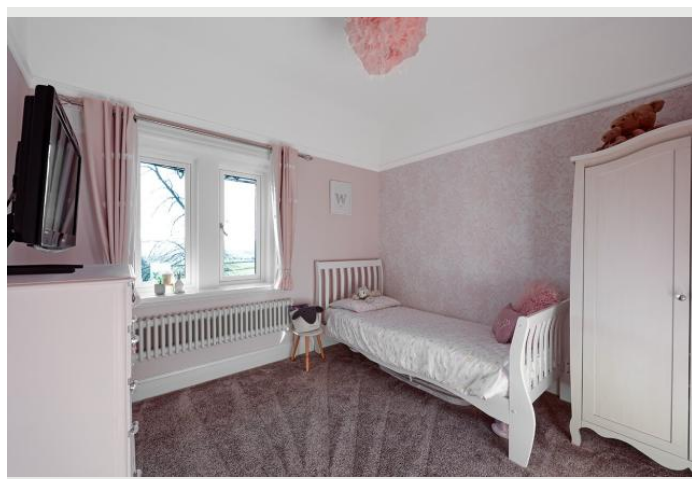
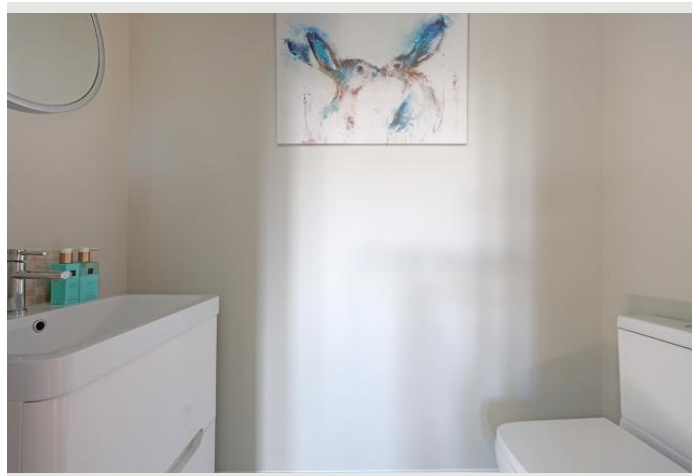
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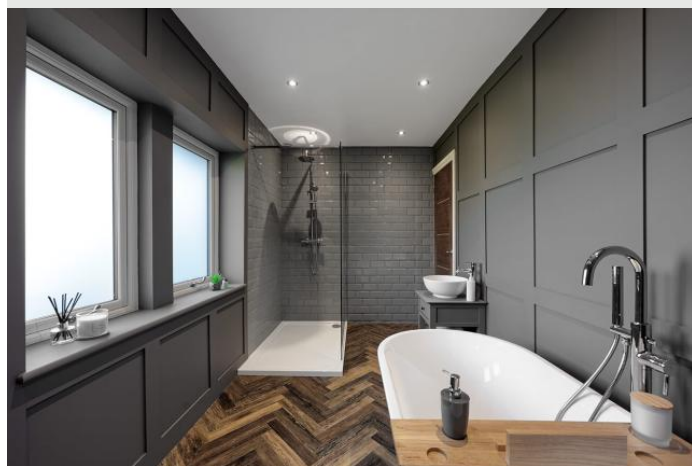
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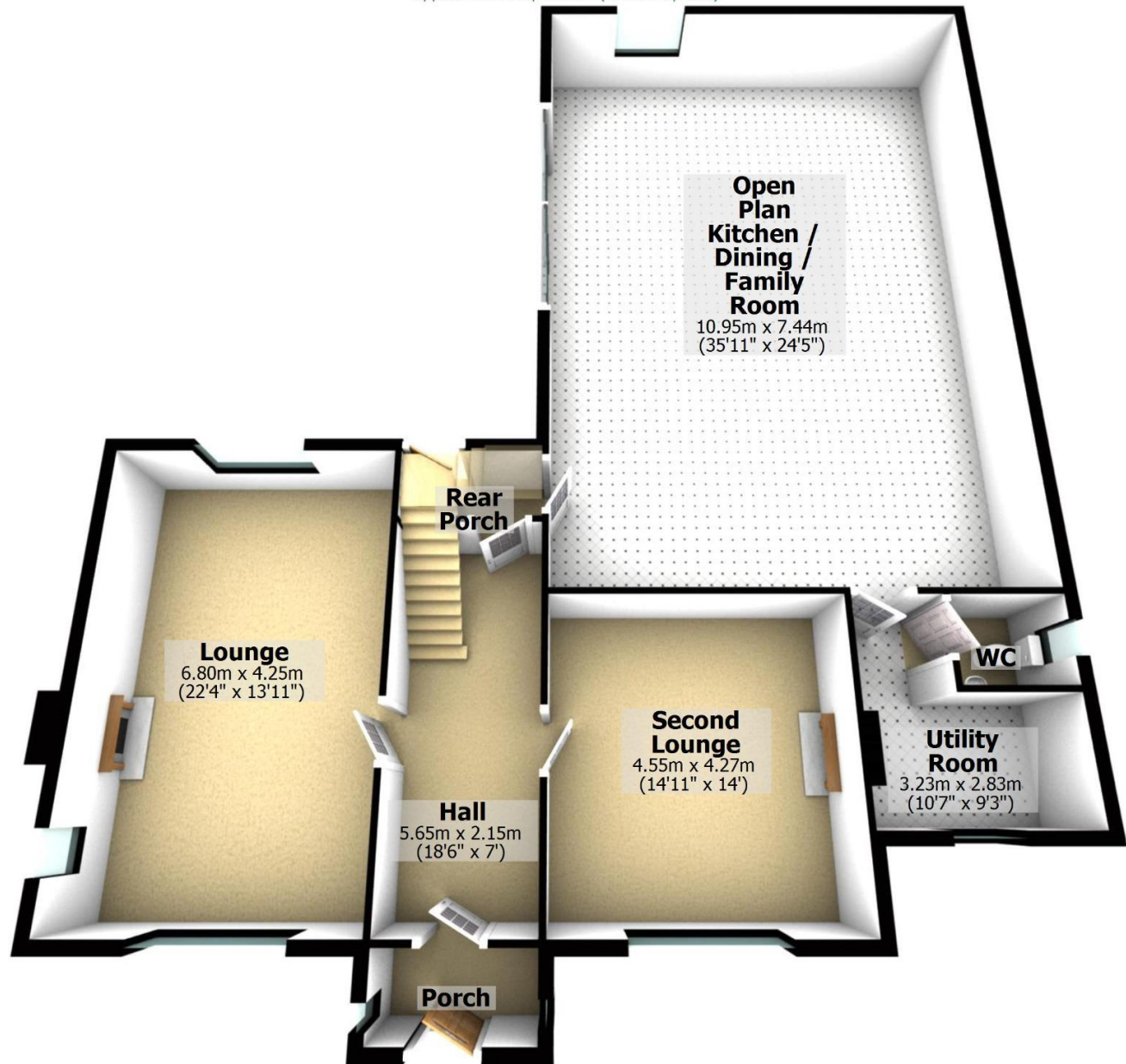
28/07/2025

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.

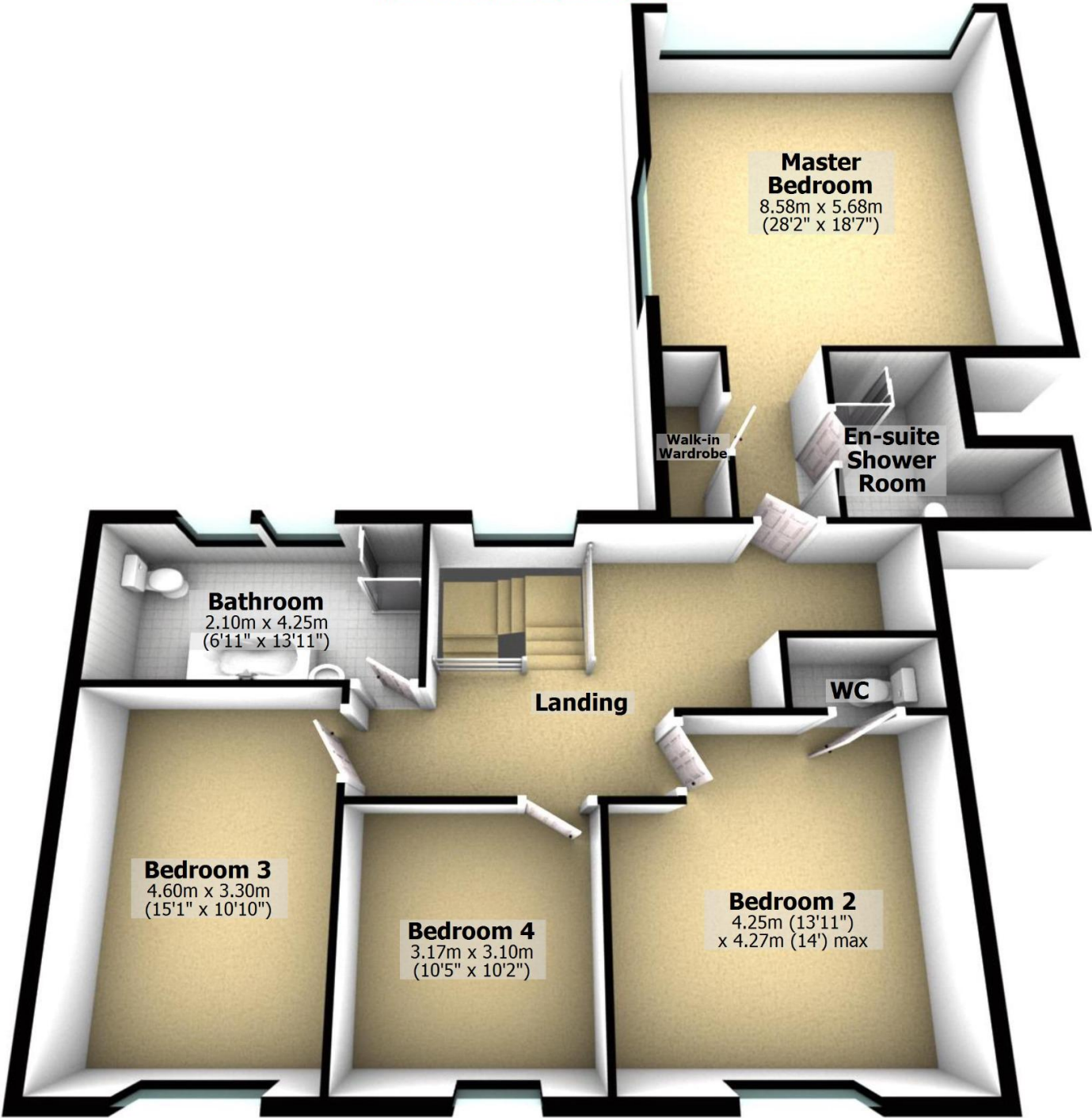
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Property Floor Plans

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

First Floor

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

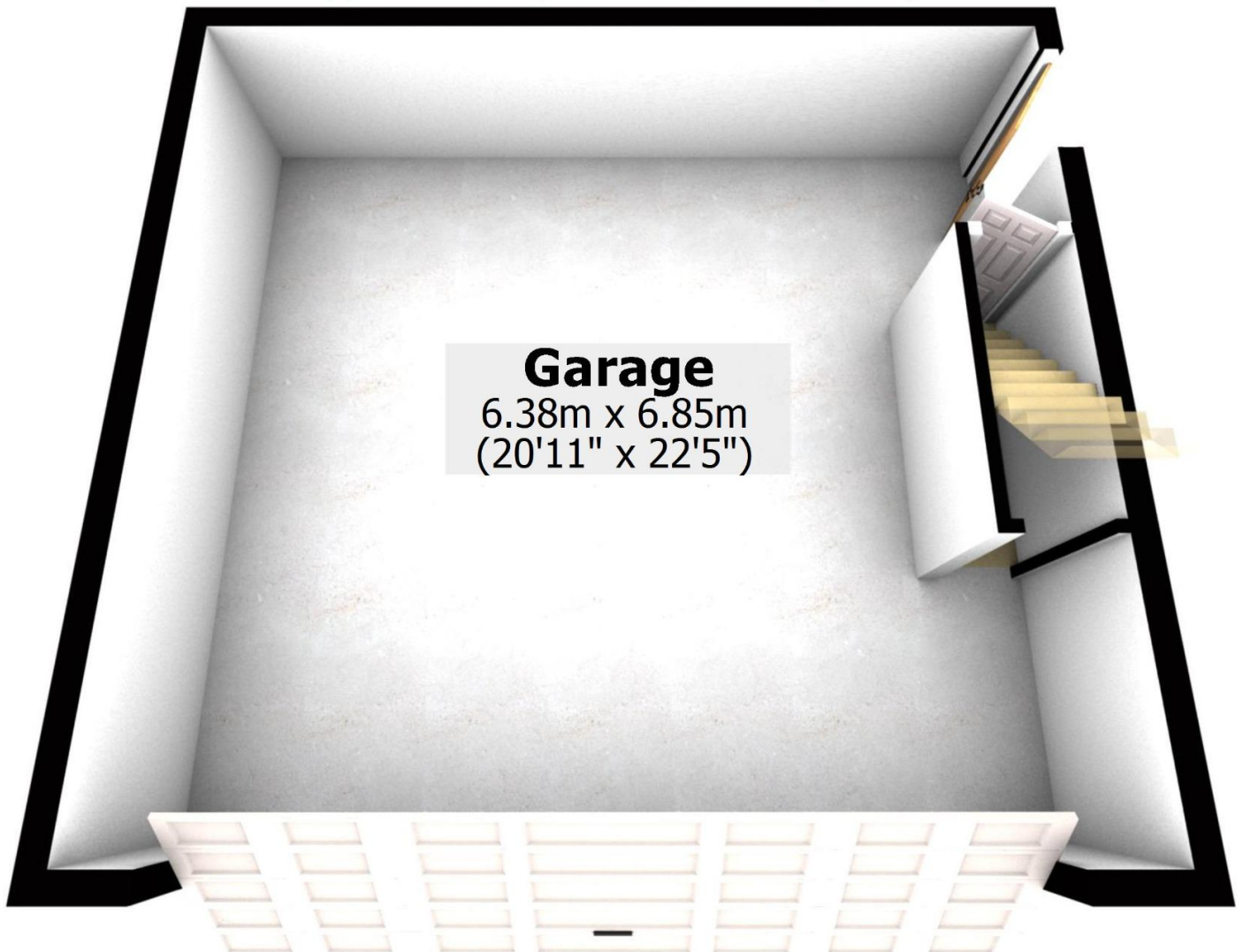


Property Floor Plans

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

Ground Floor

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



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

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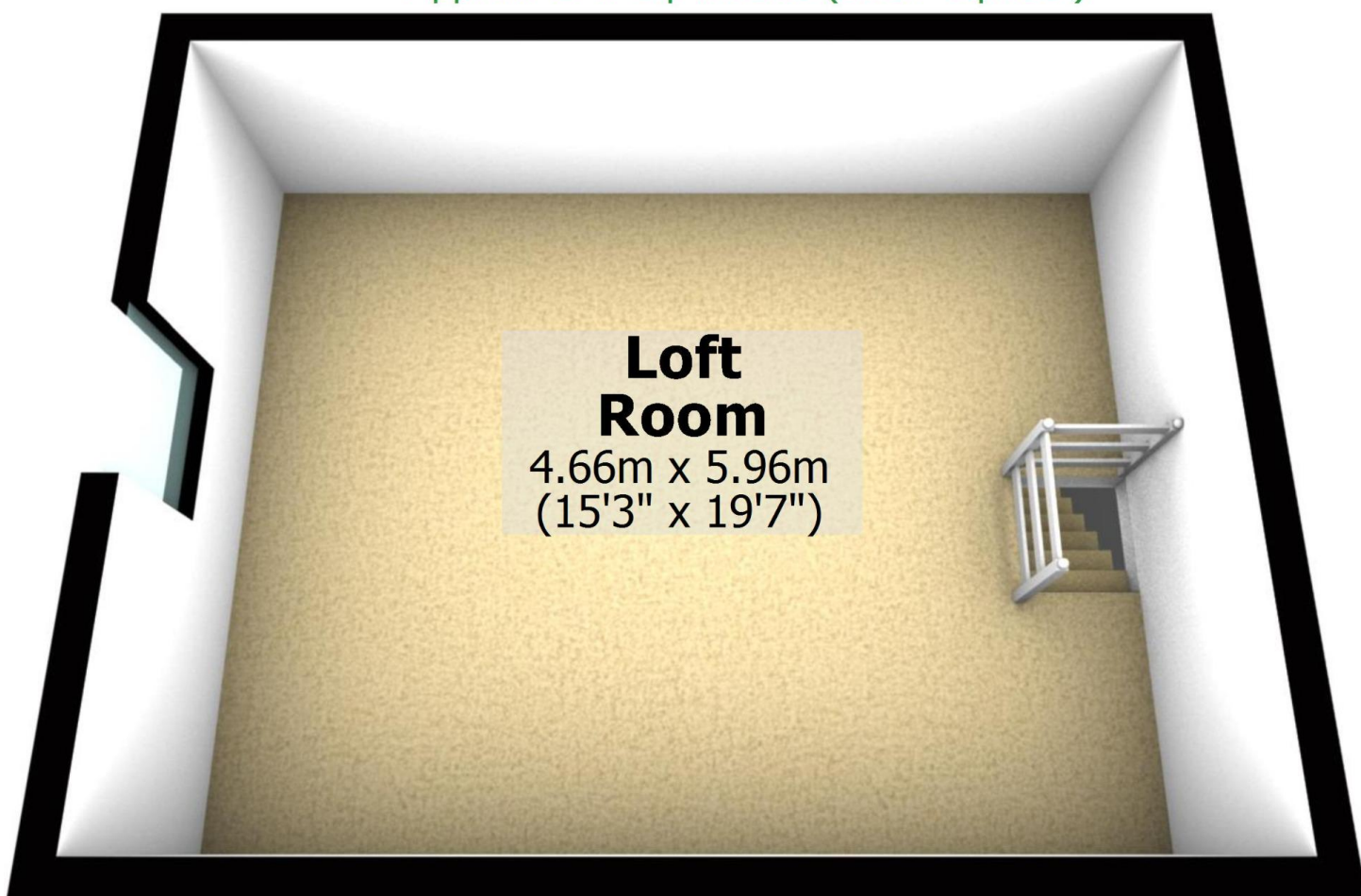
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Property Floor Plans

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

First Floor

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

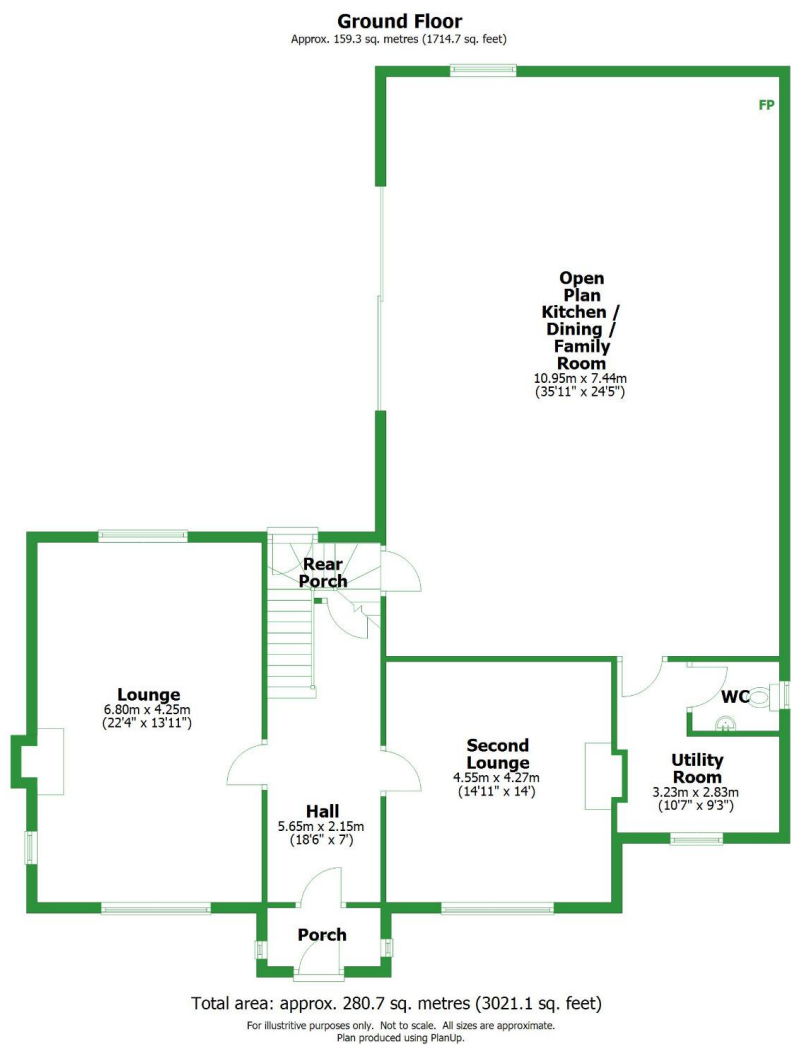


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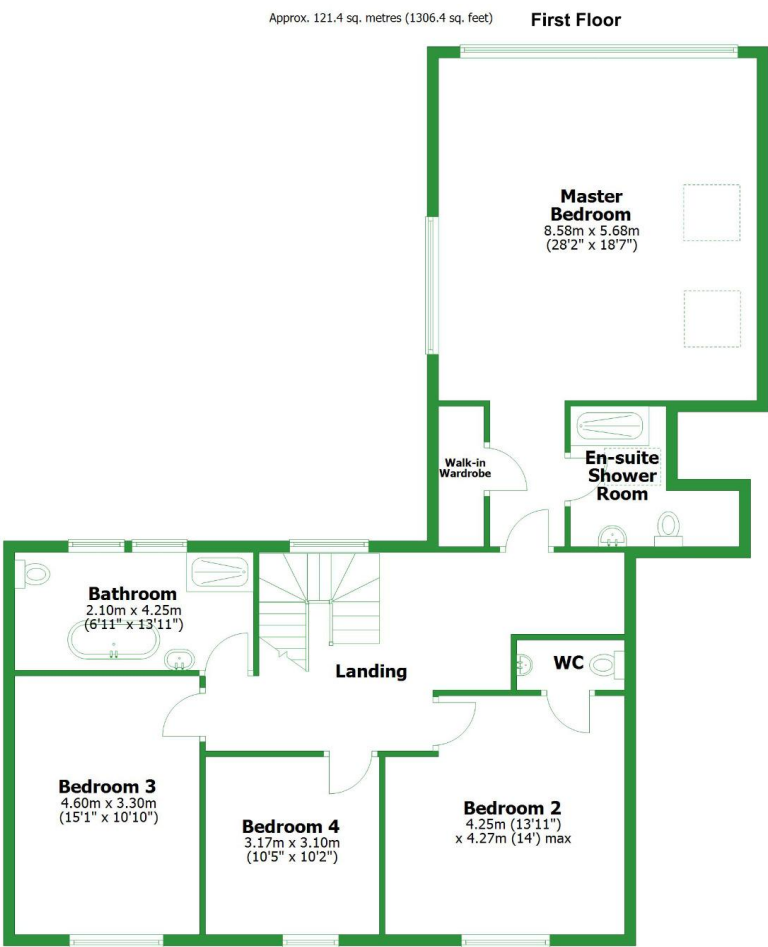
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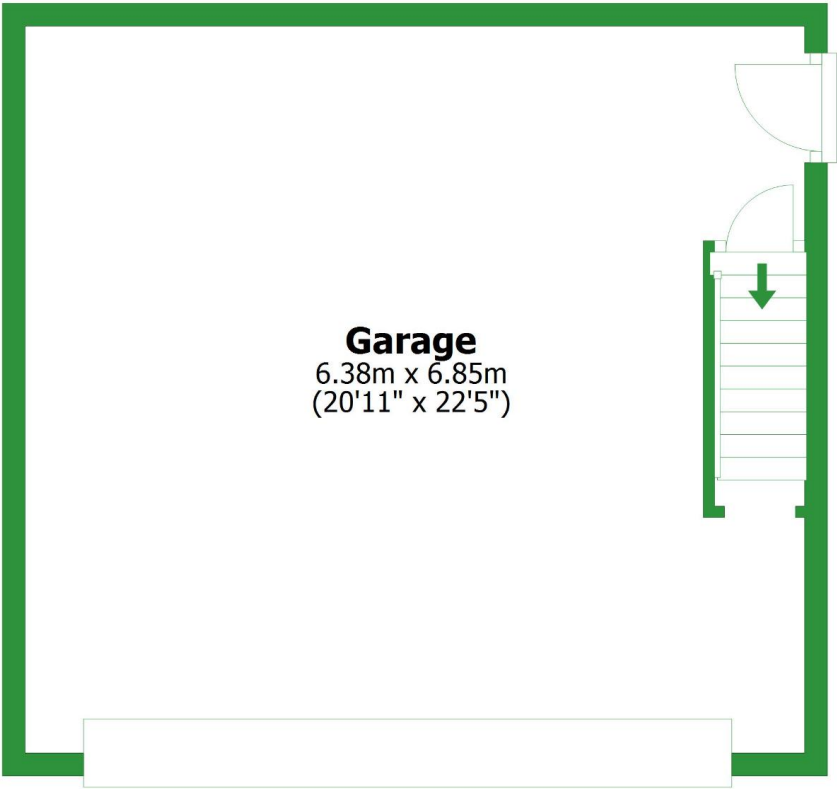


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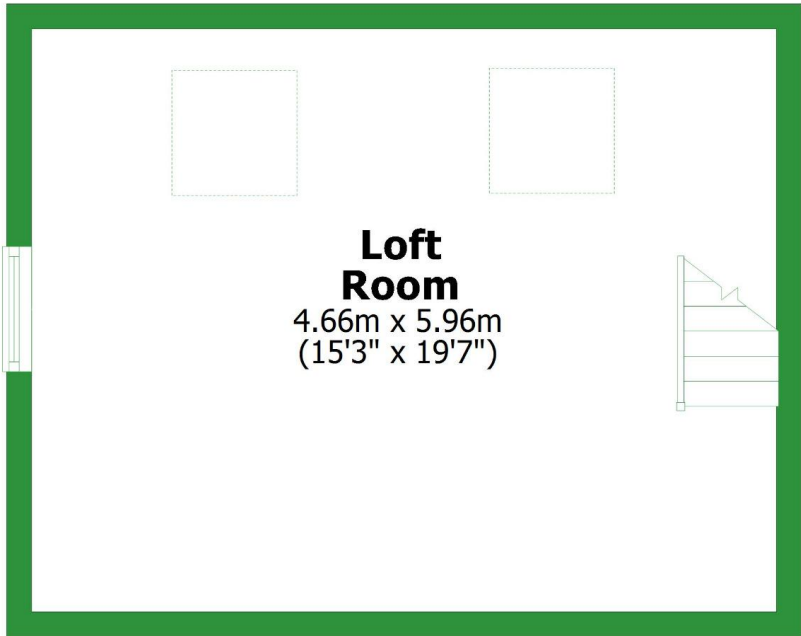
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First Floor

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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

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

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
-
Price
£899,950
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, as well as a good-sized family bathroom with a separate walk-in shower and bath – ideal for family living. Outside, the rear garden is well-kept with a lovely patio area and pergola, perfect for enjoying the outdoor space.

From the Agent's 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 bedroom's 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 Client's Perspective:

We've loved living at Holly House for the past four years. It's been a wonderful home. We're downsizing, which is why we're moving. The location has been perfect for us - there are great pubs nearby, including the White Swan Michelin-starred restaurant, and we've enjoyed many long walks in the surrounding countryside. The village of Fence is incredibly quiet, with a lovely sense of community, and we're just a short distance from the popular Fence Gate restaurant. The neighbours are lovely, and it's 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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