

# Property Details

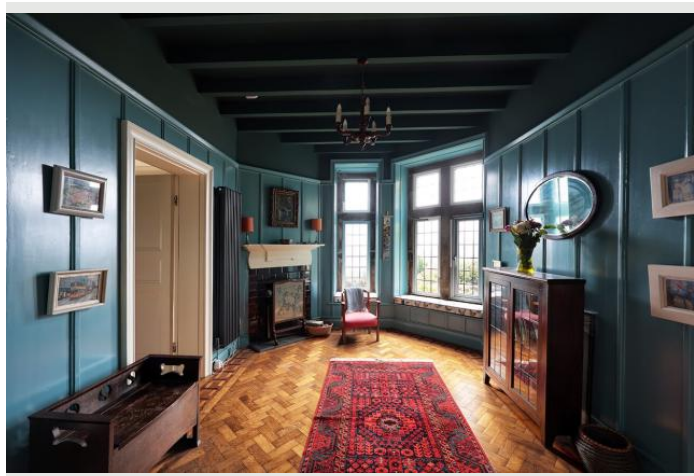
Abbotsford, Noggarth Road,  
Fence, Lancashire, BB12 9PN

£750,000



# Property Photos

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN



Creation Date  
01/11/2025

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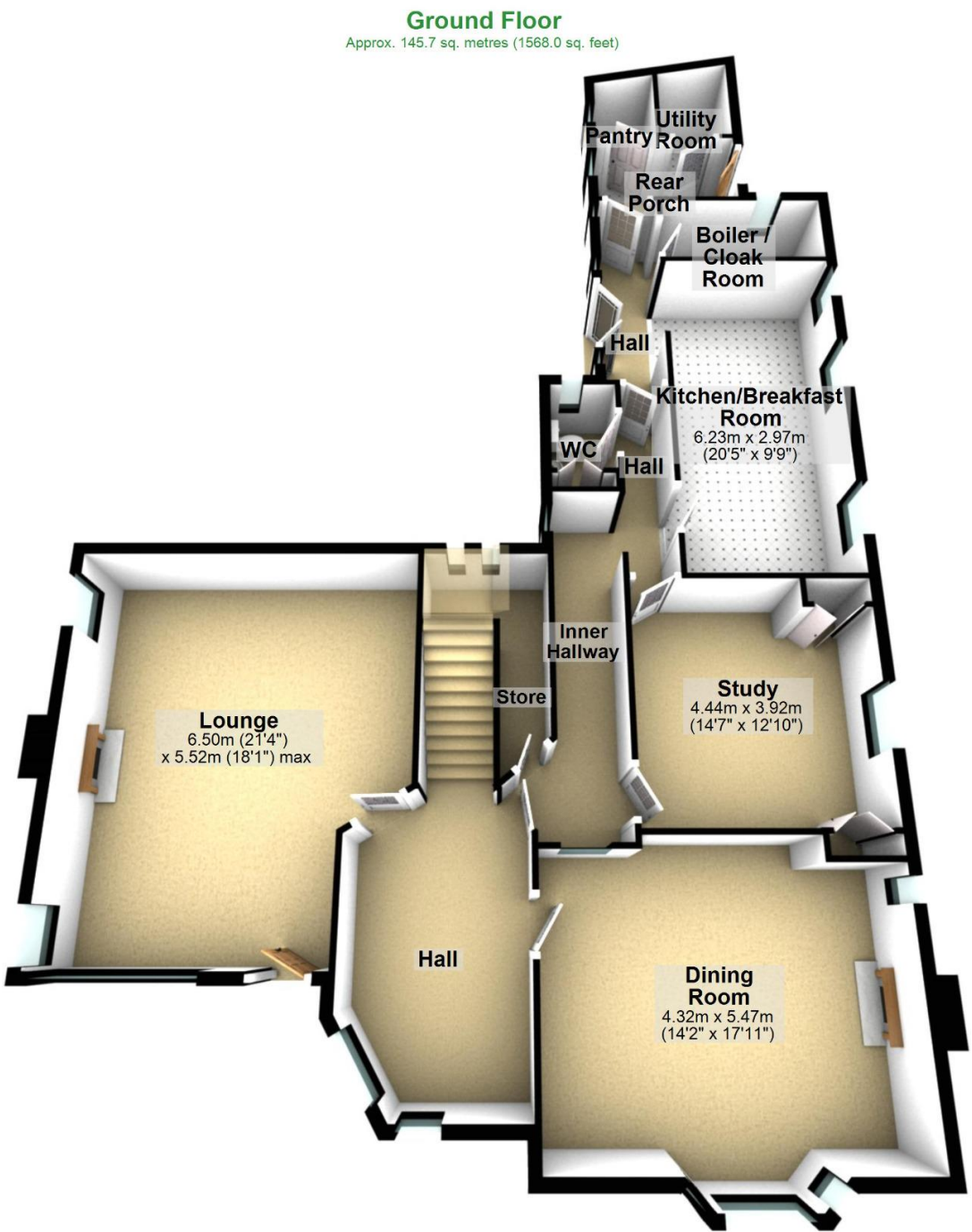


Creation Date

01/11/2025

# Property Floor Plans

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN

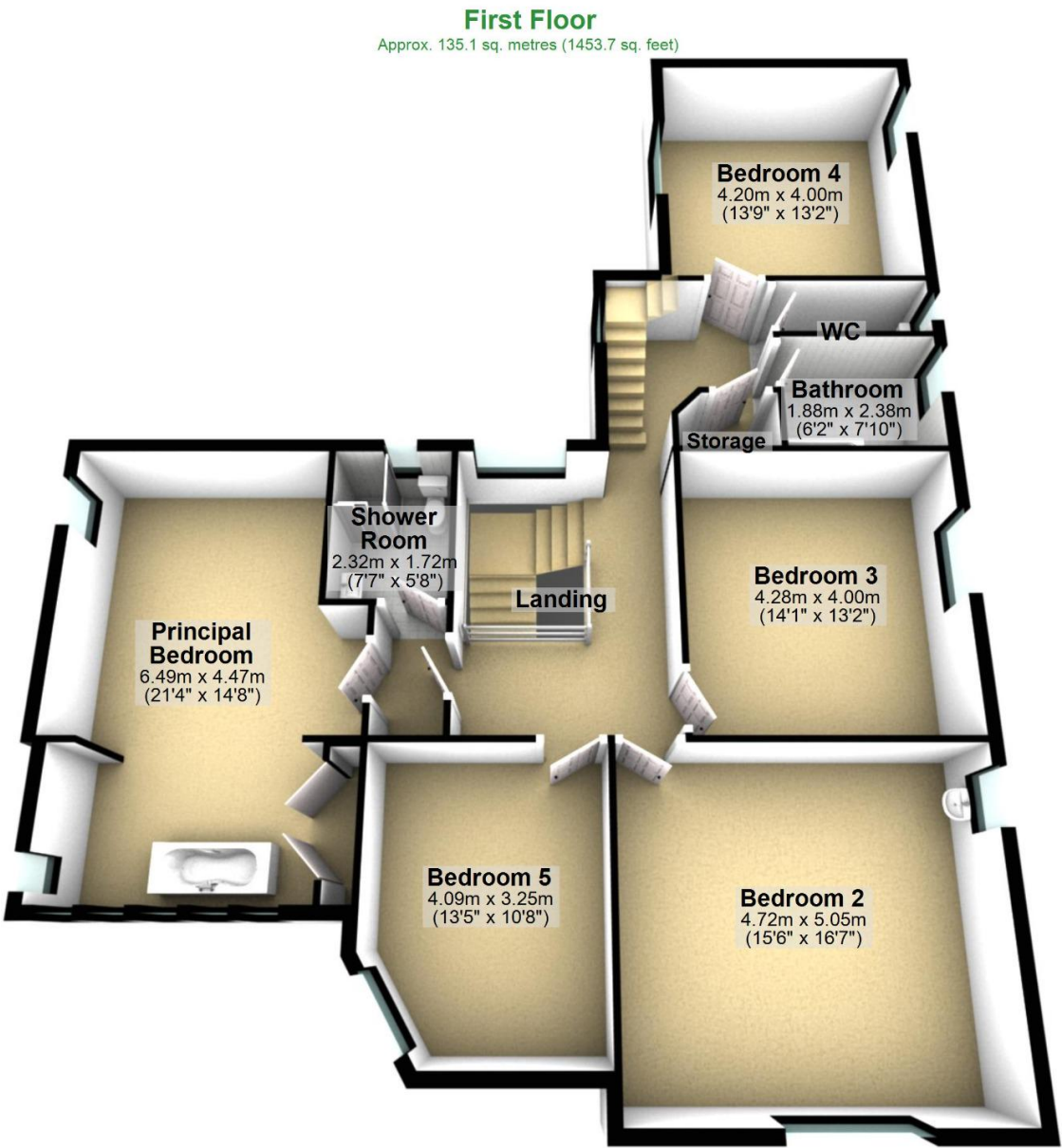


Total area: approx. 360.2 sq. metres (3877.2 sq. feet)

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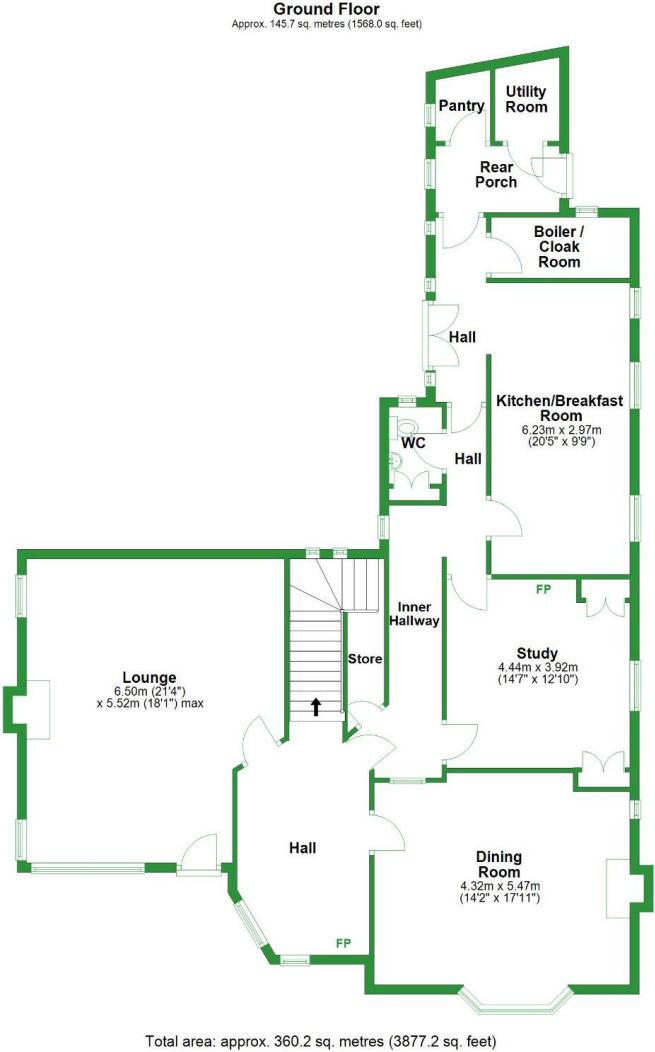
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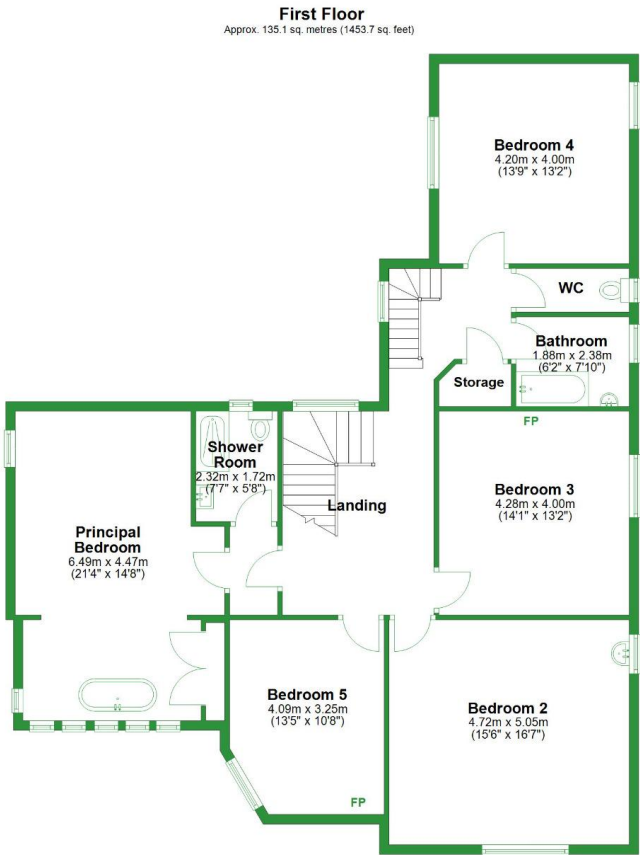
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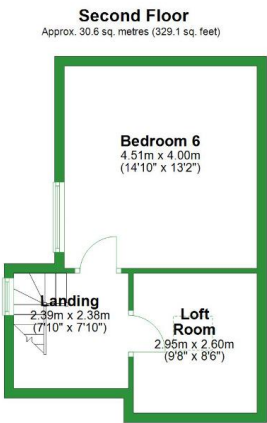
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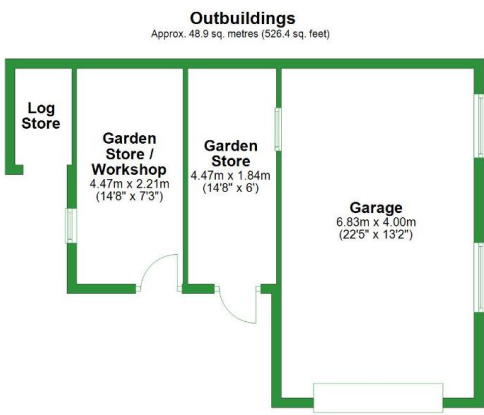
# Property Floor Plans

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# Property Info

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN

| Property Type  |
|----------------|
| House          |
| Property Style |
| Detached       |
| Bedrooms       |
| 6              |
| Bathroom       |
| 2              |
| Receptions     |
| 4              |
| Tenure Type    |
| Freehold       |
| Floor Area     |
| 3877.2         |
| Agency Type    |
| Sole           |
| Parking        |
| Drive          |
| Type           |
| Sales          |
| Electricity    |
| Mains Supply   |

# Property Info

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

# Property Info

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN

|                                 |
|---------------------------------|
| Ground Rent Percentage Increase |
| -                               |
| Service Review Period (Year)    |
| -                               |
| Lease End Date                  |
| -                               |
| Price Qualifier                 |
| -                               |
| Price                           |
| £750,000                        |
| Land Size                       |
| -                               |
| Age of Property                 |
| -                               |
| Year Built                      |
| 1905                            |
| New Home                        |
| No                              |

# Property Features

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN

## Feature 1

Detached Six-bedroom Period Property

## Feature 2

Four Well-sized Reception Rooms

## Feature 3

Principal Bedroom Suite With A Cast Iron Bath With Dual Aspect Views, And A Separate En-suite Shower Room

## Feature 4

Extensive Gardens With Open Field Views, Patio Area, Vegetable Garden And Small Woodland

## Feature 5

Driveway And Outbuildings Including A Large Garage

## Feature 6

Quiet And Private Location

## Feature 7

Ev Car Charger And Forty-four Owned Solar Panels And Batteries

## Feature 8

Local Primary Schools And Amenities Nearby

# Property Description

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN

## **A Characterful Home with Space, Charm, and Generous Gardens in Fence!**

### Key Features

- Detached, six-bedroom period property
- Principal suite with a bay window, a cast iron bath and en-suite shower room
- Large lounge with an open fire and open field views
- Three further reception rooms, including a dining room, study and kitchen/breakfast area
- Utility room, pantry and cloakroom for convenience
- Extensive gardens with open field views, including a vegetable garden, small woodland and a patio area
- Multiple outbuildings, including a large garage and a feed store
- Private driveway providing off-road parking
- EV car charger and forty-four owned solar panels located on a new roof with batteries.

Abbotsford, set on Noggarth Road in Fence, is a detached period property surrounded by wonderful gardens and countryside views. The home has a large lounge with stone mullion windows overlooking the fields, a dining room, a study, and a welcoming hall featuring a newly installed multi-fuel stove and a large, original leaded window, now upgraded with bespoke wooden double glazing. The kitchen and breakfast area is a practical space, suited for everyday use, there is also a utility room, pantry, and cloakroom, adding extra convenience.

Upstairs, there are five generous bedrooms, including a principal suite with a cast iron bath set in the bay window, dual aspect views, and a tiled en-suite shower room. A family bathroom and separate WC complete the first floor. The second floor includes a sixth bedroom and an additional loft room.

Outside, the grounds include several outbuildings, a large garage, feedstore, a former laundry room, and a wood store, along with a spacious driveway. The gardens are extensive, with a large lawn, patio area, vegetable garden, and a small woodland to the side. The property is full of period character and offers potential for updating.

### Creation Date

**01/11/2025**

# Property Description

Abbotsford, Noggarth Road, Fence, Lancashire, BB12 9PN

The current owners have carried out substantial electrical renewal and have made thoughtful improvements, including a new roof and the installation of 44 owned solar panels and batteries, that enhance comfort and energy efficiency while preserving Abbotsford's distinctive character.

## From the Agent's Perspective

Abbotsford is a charming period home that offers space, character, and a flexible layout suited to family life. Set on Noggarth Road in Fence, it enjoys lovely countryside views while being close to local schools, shops, and popular pubs and restaurants. The location offers a peaceful setting with easy access to nearby towns and transport links.

The extensive gardens and outbuildings provide plenty of scope for hobbies or further development. With some thoughtful updating, Abbotsford can enhance its lovely mix of period charm and modern living, offering a spacious and welcoming family home in a delightful location.

## From the Client's Perspective

This house works well for gatherings and family occasions. It has plenty of space for hosting events such as Christmas get-togethers and garden parties. The layout and gardens have made it a comfortable and practical place to live. Our children have loved playing in the garden and exploring the woodland to the side. We've also enjoyed keeping chickens and pigs, which has added to the home's lovely countryside character.

## Additional Information

Tenure- Freehold

Council tax band - G

Heating- Gas central heating

Electric- Mains

Drainage - Mains

The property has 44 owned solar panels with batteries.

## Creation Date

**01/11/2025**