

# Rycroft Barn, Wheatley Lane Road, Fence

£785,000





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# Rycroft Barn, Fence

£785,000

- Semi Detached Barn Conversion
- Approx 2,500 sq ft
- Luxury Finish
- Idyllic Location
- Large Garden
- Detached Garage
- Advanced Air Source Heat Pump (ASHP)
- Cutting-edge Solar System Connected to Battery Storage

Nestled in the picturesque village of Fence, Lancashire, Rycroft Barn is a semi-detached barn conversion offering approximately 2,500 square feet of luxurious living space. This exquisite property seamlessly blends rustic charm with modern elegance. The interior boasts a high-spec. Gamarkitchen complete with sleek cabinetry and a cozy booth seating area perfect for casual dining. The expansive open-plan living area is bathed in natural light from large glass doors that open onto a garden with an expensive lawn and a peaceful garden-to-outdoor living experience. With four generously sized bedrooms including a master suite featuring a luxurious en-suite bathroom and three modern bathrooms in total, Spence Barn offers ample space for family living. The property also includes a spacious patio for outdoor entertaining and a detached garage providing additional storage and parking. Combining the tranquility of countryside living with contemporary comforts, Rycroft Barn is a unique opportunity to own a prestigious home in a sought-after location.







# Wheatley Lane Road, Fence



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Nestled in the picturesque village of Fence, Lancashire, Ryoddf Bar is a semi-detached barn conversion offering approximately 2,500 square feet of luxurious living space. This exquisite property seamlessly blends rustic charm with modern elegance. The interior boasts a high-spec German kitchen complete with sleek cabinetry and a cozy, wood-burning gas fireplace perfect for socializing. The expansive open-plan living area is bathed in natural light from large glass doors that open onto a garden with an expansive lawn, perfect for a game of golf. The property also features a master suite with a luxurious en-suite bathroom and a modern bathroom with a spa bath. The property is a perfect space for a family, offering a quiet retreat or a space for entertaining. The garden is a true gem, offering a peaceful oasis with a large lawn, a well-maintained lawn, and a variety of plants and flowers. The property is a true gem, offering a peaceful oasis with a large lawn, a well-maintained lawn, and a variety of plants and flowers. The property is a true gem, offering a peaceful oasis with a large lawn, a well-maintained lawn, and a variety of plants and flowers.

## GROUND FLOOR

### ENTRANCE HALLWAY

The welcoming entrance hallway, featuring a gentle sloping staircase, leads to a beautifully crafted solid oak wooden staircase providing access to the ground floor. Quality room, kitchen and living room. The staircase leads to the first floor, seamlessly connecting the home.

### LIVING ROOM (708m x 705m (232' x 231'))

The expansive living room is a perfect blend of elegance and comfort. Featuring wide-plank oak floors that open into the hallway, this living space seamlessly connects to the dining room and the kitchen. The room is bathed in natural light thanks to the large glass doors that offer stunning views of the expansive lawn and garden. A beautiful stone fireplace with a modern stove adds a touch of rustic charm, creating a cozy focal point. The open-plan design enhances the sense of space, making it ideal for both relaxing and entertaining.

### DINING ROOM (DINING KITCHEN) 465m x 688m (153' x 224')

The dining room, which is a versatile multi-use space, is a perfect blend of modern living. The high-spec German Bauform kitchen boasts sleek cabinetry, state-of-the-art appliances, and a cozy, wood-burning gas fireplace for socializing. The open area can easily serve as a dining room or a large dining area, offering flexibility for any lifestyle. Natural light floods the space through the expansive glass doors and ceiling skylight, creating a bright and airy atmosphere that seamlessly connects to the garden. This room is a perfect blend of functionality and style.

### UTILITY ROOM (257m x 169m (85' x 55'))

The utility room serves as a highly functional space, housing essential equipment including a front-loading washing machine, a dryer, and a hot water tank. It is thoughtfully designed to accommodate a washing machine, making it ideal for laundry needs. This well-organized room ensures efficient management of household duties and laundry, combining practicality with convenience.

## GROUND FLOOR

This modern ground floor WC features elegant grey tiles throughout, a sleek black toilet, and a contemporary vanity unit with ample storage. The minimalist design is complemented by a recessed shelf without lighting.

## FIRST FLOOR

### BEDROOM ONE (505m x 357m (166' x 120'))

This charming bedroom offers a peaceful retreat with a high-quality bed. The room features exposed wooden beams and a large window that allows natural light to flood the space, creating a warm and inviting atmosphere. The high ceiling adds to the sense of spaciousness, while the neutral color palette provides a calm and sophisticated look.

### ENSUITE - DOWN ROOM (287m x 120m (94' x 31'))

This modern ensuite shower room provides a luxurious retreat. It features a spacious glass-enclosed shower and a contemporary wall-mounted toilet. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

### BEDROOM TWO (450m x 326m (148' x 108'))

This bedroom is designed to provide comfort and tranquility. Featuring a high-quality bed, the room is filled with natural light from the skylight, creating a bright and airy atmosphere. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

### BEDROOM THREE (379m x 378m (125' x 124'))

This spacious double bedroom offers a comfortable and practical living space. The room features a large window with a modern wooden beam and a window seat, providing a perfect spot for reading or relaxation. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

### STUDY (375m x 175m (123' x 58'))

The study provides a quiet and private workspace with a charming feature: exposed wooden beams and a stone fireplace. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

### BATH ROOM (371m x 179m (122' x 51'))

The bathroom is a perfect blend of modern sophistication and luxury. It features a high-quality, wall-mounted vanity with ample storage and a contemporary basin. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

## SECOND FLOOR

### BEDROOM FOUR (402m x 516m (132' x 161'))

This bedroom is a cozy and stylish room with a high-quality bed and a large window. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

### ENSUITE - DOWN ROOM (279m x 157m (91' x 51'))

This stylish ensuite shower room provides a luxurious retreat. It features a high-quality, wall-mounted vanity with ample storage and a contemporary basin. The room is finished with a high-quality, durable material, ensuring a long and comfortable life.

## EXTERNALLY

The exterior of the property is a perfect blend of modern functionality and traditional charm. The front features a stone facade with a large porch and a well-maintained garden. The garden is a true gem, offering a peaceful oasis with a large lawn, a well-maintained lawn, and a variety of plants and flowers. The property is a true gem, offering a peaceful oasis with a large lawn, a well-maintained lawn, and a variety of plants and flowers.









### DETACHED GARAGE 5.38m x 4.08m (17'7" x 13'4")

This property includes a detached garage suitable for a car or two, providing convenient additional storage and parking space. Behind the garage is a charming lawn garden enclosed by a traditional stone wall offering a peaceful outdoor area perfect for gardening or relaxation.

### 360 DEGREE VIRTUAL TOUR

<https://tvl.fxt1-spencer-bar>

### LOCATION

Fence is a charming village that offers a perfect blend of traditional quality and modern convenience. With a warm night-kirk community, stunning natural beauty, and easy access to essential amenities, it is an ideal place for families, retirees, and professionals seeking a peaceful lifestyle. Surrounded by highlands and set in the Forest of Bowland, Fence provides ample opportunities for outdoor activities. Excellent transport links connect residents to nearby towns and cities, while local shops and services enhance the village's appeal. Rich in history and heritage, Fence offers a unique blend of traditional style, making it a hidden gem in Lancashire. Rydal Barr is conveniently within walking distance to the popular Sparrow Hawk pub, bringing the village's charm and accessibility.

### PROS AND CONS

<https://www.fxt1-spencer-bar>

### SERVICES

This property has been completely rebuilt from the ground up, featuring high levels of insulation and energy efficiency. It includes advanced Air Source Heat Pump (ASHP) and underfloor heating system, a dedicated battery storage. Our estimates suggest that the solar battery storage system will reduce energy consumption by 50% with an expected Energy Performance Certificate (EPC) rating of B+. This high-tech house emphasizes sustainability and renewable energy, making it an eco-friendly choice.

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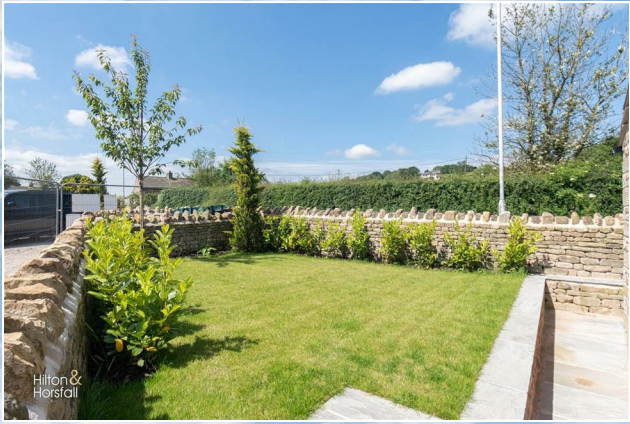














Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2727.41 ft<sup>2</sup>

253.39 m<sup>2</sup>

Reduced headroom

293.31 ft<sup>2</sup>

27.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

#### RIBBLE VALLEY

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CLITHEROE, BB7 2DP  
01200 435 667

#### BURNLEY & PENDLE

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