

# Rycroft Barn, Wheatley Lane Road, Fence

OFFERS IN THE REGION OF £764,950





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- 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 German kitchen 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 expansive lawn, creating a seamless indoor-outdoor living experience. With four generously sized bedrooms, including a master suite featuring a luxurious en-suite bathroom, and three modern bathrooms in total, Rycroft 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.







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## GROUND FLOOR

### ENTRANCE HALLWAY

The welcoming entrance hallway, featuring elegant tiled flooring and a beautifully crafted solid Oak wooden staircase, provides access to the ground floor WC, utility room, kitchen, and living room. The staircase leads to the first floor, seamlessly connecting all key areas of the home.

### LIVING ROOM 7.08m x 7.05m (23'2" x 23'1")

The expansive living room is a perfect blend of elegance and comfort. Featuring wide, double doors that open from the hallway, this inviting space seamlessly connects to the sitting room and dining 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.

### SITTING ROOM / DINING KITCHEN 4.65m x 9.88m (15'3" x 32'4")

The sitting room/dining kitchen is a versatile, multi-use space designed to meet the needs of modern living. The high-spec German Bauformat kitchen boasts sleek cabinetry, state-of-the-art appliances, and a cozy booth seating area for casual dining. The open area can easily serve as a second sitting room or a large dining area, offering flexibility for any lifestyle. Natural light floods the space through expansive glass doors and a striking skylight, creating a bright and airy atmosphere that seamlessly connects to the garden. This room truly epitomizes the blend of functionality and style.

### UTILITY ROOM 2.57m x 1.69m (8'5" x 5'6")

The utility room serves as a highly functional space, housing essential equipment including the central heating boiler, underfloor heating controls, 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 utilities and laundry, combining practicality with convenience.

## GROUND FLOOR WC

This modern ground floor WC features elegant grey tiles throughout, a sleek black towel radiator, and a contemporary vanity unit with ample storage. The minimalist design is complemented by a recessed shelf with built-in lighting.

## FIRST FLOOR / LANDING

### BEDROOM ONE 5.05m x 3.67m (16'6" x 12'0")

This charming bedroom, offering access to an en-suite shower room, combines comfort with character. The room features exposed wooden beams and two quaint windows that allow natural light to flood the space, creating a warm and inviting atmosphere. The high ceiling adds to the sense of spaciousness, while the neutral decor provides a blank canvas for personal touches.

### ENSUITE SHOWER ROOM 2.87m x 1.20m (9'4" x 3'11")

This modern ensuite shower room, accessed from bedroom one, features sleek beige tiles, a spacious glass-enclosed shower, and a contemporary wall-mounted toilet. The room is enhanced with a chrome towel radiator and a stylish recessed niche for additional storage.

### BEDROOM TWO 4.50m x 3.26m (14'9" x 10'8")

This bedroom is designed to provide comfort and tranquility. Featuring a high sloped ceiling, the room is filled with natural light from the skylight, creating a bright and airy ambiance. The room also includes practical elements such as built-in storage nooks, making efficient use of the available space.

### BEDROOM THREE 3.79m x 3.78m (12'5" x 12'4")

This spacious double bedroom offers both comfort and practicality. The room features a large window framed by rustic wooden beams, allowing natural light to enhance the inviting atmosphere. Built-in wardrobes provide ample storage space, helping to keep the room clutter-free. This bedroom is an ideal retreat within the home, combining traditional elements with modern convenience.

### STUDY 3.75m x 1.75m (12'3" x 5'8")

The study provides a quiet and private workspace, with charming features like exposed wooden beams and a stone-framed window. This room also has access to a staircase leading up to bedroom four, making it a practical and versatile area for working from home or personal projects.

### BATHROOM 3.71m x 1.79m (12'2" x 5'10")

The bathroom at Spencer Barn exudes modern sophistication and luxury. Clad in elegant grey marble, this space features a sleek, wall-mounted vanity with ample storage and a contemporary basin. The walk-in shower area is both spacious and stylish, equipped with a rainfall showerhead and integrated shelving for convenience. Ambient lighting highlights the room's premium finishes, creating a serene and inviting atmosphere. Every detail in this bathroom has been carefully considered to provide a high-end, spa-like experience.

## SECOND FLOOR

### BEDROOM FOUR 4.02m x 5.16m (13'2" x 16'11")

Bedroom four is a cozy attic-style room with a sloped ceiling and exposed wooden beams. It features a skylight window that fills the room with natural light and offers stunning views. This bedroom also has access to an ensuite shower room.

### ENSUITE SHOWER ROOM 2.79m x 1.57m (9'1" x 5'1")

This stylish en-suite shower room, accessed via bedroom four, offers a perfect blend of functionality and modern design. The space features a sleek, curved glass shower enclosure equipped with a rainfall showerhead, providing a luxurious showering experience. The contemporary fixtures, including a wall-mounted toilet and a minimalist basin, are complemented by clean, neutral tiles that create a bright and airy ambiance. The smart use of the angled ceiling adds character, making this en-suite a distinctive and practical addition to the home.

## EXTERNALLY

The external areas of Rycroft Barn blend traditional charm with modern functionality. The front features a stone facade with solar panels and attractive landscaping, highlighted by an arched doorway with climbing plants. The rear boasts a large, enclosed garden with a spacious stone patio ideal for outdoor dining, and a well-maintained lawn bordered by a wooden fence. Large sliding glass doors connect the interior to the garden, enhancing the indoor-outdoor flow and providing ample natural light.

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

This property includes a detached garage situated across from the house, providing convenient additional storage and parking space. Behind the garage, there is a charming lawned garden, enclosed by a traditional stone wall, offering a private and serene outdoor area perfect for gardening or relaxation.









### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/Plot1-Spencer-Barn>

### LOCATION

Fence is a charming village that offers a perfect blend of rural tranquility and modern convenience. With a warm, tight-knit community, stunning natural beauty, and easy access to essential amenities, it is an ideal place for families, retirees, and professionals seeking a peaceful retreat. Surrounded by rolling hills and close to the Forest of Bowland, Fence provides ample opportunities for outdoor activities. Excellent transport links connect residents to nearby towns and cities, while local shops, pubs, and restaurants enhance the village's appeal. Rich in history and heritage, Fence offers a fulfilling and enriching lifestyle, making it a hidden gem in Lancashire. Rycroft Barn is conveniently within walking distance to the popular Sparrow Hawk pub, adding to the village's charm and accessibility.

### PRECISE LOCATION

<https://w3w.co/embers.tradition.circle>

### SERVICES

This property has been completely re-built from the ground up, featuring high levels of insulation and energy efficiency. It includes an advanced Air Source Heat Pump (ASHP) and a cutting-edge solar system connected to battery storage. Current estimates suggest that the solar-to-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.

### PROPERTY DETAILS

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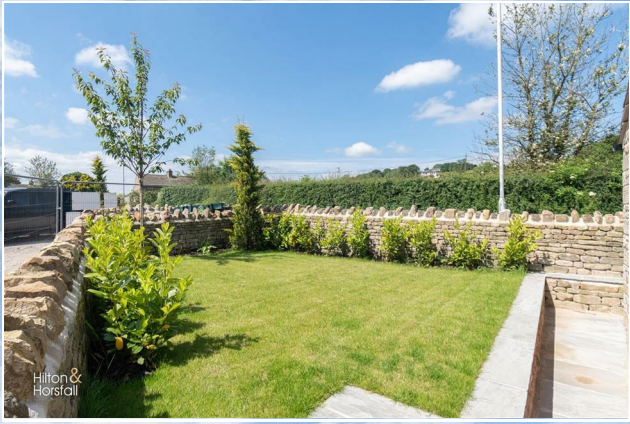














Ground Floor Building 1



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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PRESTIGE

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