

# Rycroft Dairy, Wheatley Lane Road, Fence

OFFERS IN THE REGION OF £759,950







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- Semi Detached Barn Conversion
- Approx 2,500 sq ft
- Luxury Finish
- Idyllic Location
- Garden & Driveway
- 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 Dairy 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 breakfast bar, 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 a lawn and patio area, creating a seamless indoor-outdoor living experience. With four generously sized bedrooms, including a master suite featuring a luxurious ensuite bathroom, and three modern bathrooms in total, Rycroft Dairy 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 Dairy is a unique opportunity to own a prestigious home in a sought-after location.





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## GROUND FLOOR

On the ground floor you will find;

### ENTRANCE HALLWAY

A welcoming entrance hallway having an oak staircase, access to the ground floor wc, under stairs storage, and tiled flooring.

### GROUND FLOOR WC

A useful ground floor wc with fully tiled walls and floor, sleek black towel radiator, wall mounted vanity sink, recessed LED spot lights, recessed shelf with built-in lighting.

### UTILITY ROOM

This highly functional space offers the perfect space to do household laundry with central heating boiler, underfloor heating controls, hot water tank and plumbing for washing machine/ dryer.

### LIVING ROOM 5.00m x 5.18m (16'4" x 16'11")

A modern family sized living room with tiled flooring, uPVC glass french doors leading to the front elevation, recessed LED spot lights, exposed brick feature wall, x2 uPVC double glazed windows to the front elevation, integrated seating area with inbuilt LED lighting. A visual statement a tunnel fireplace serves as the focus point of the room, this water vapour fire is a statement that will draw anyones eye without overshadowing the rest of the decor.

### SITTING ROOM 3.87m x 5.53m (12'8" x 18'1")

A bright sitting room having wood flooring, recessed LED spot lights, the room is bathed in natural light having x2 UPVC large double glazed windows one to the side elevation and one to the rear elevation, the open-plan design enhances the sense of space, making it ideal for both relaxing and entertaining.

### DINING AREA 10.47m x 5.07m (34'4" x 16'7")

A spacious dining area having an exposed brick feature wall, tiled flooring, recessed LED spot lights, oak wooden blinds creating privacy and ample space for dining table and chairs.

### BREAKFAST KITCHEN 10.47m x 5.07m (34'4" x 16'7")

A modern luxury fitted Bauformat German kitchen offering fitted wall and base units with contrasting work tops over, natural light floods the space through expansive glass doors and a striking skylight, wireless charging point, recessed LED spot lights, inset sink with sleek black mixer tap, tiled flooring, x4 ring induction hob, x3 fitted NEFF oven/grill, fitted dishwasher, plate warming drawer, full high fitted fridge, full high fitted freezer.

## FIRST FLOOR / LANDING

Having x1 central heating radiator, vaux skylight, and recessed LED spot lights.

### BEDROOM ONE 4.45m x 4.82m (14'7" x 15'9" )

A well presented master bedroom offering access to ensuite shower room, recessed LED spot lights, x1 central heating radiator, velux skylight, storage into the eaves, and an open balustrade staircase leading to the snug/study/ dressing area.

### EN-SUITE

A modern 3 piece shower room suite comprising of; fully tiled walls and flooring, wall mounted vanity sink with chrome mixer tap, chrome towel radiator, shower cubicle with rain fall shower head above and glass screen around.

### SNUG / STUDY / DRESSING AREA 3.35m x 6.76m (10'11" x 22'2" )

A multi-use space designed to meet the needs of either a quiet and private workspace, or cosy snug where you can sit back and relax or the perfect dressing area that bring natural day light through the velux skylights. This room has many noteworthy features such as 1 radiator, recessed LED spot lights, storage into the eaves.

### BEDROOM TWO 3.87m x 4.30m (12'8" x 14'1")

A room of double proportion with recessed LED spot lights, uPVC double glazed window to the side elevation, 1 radiator, and ample space for bedroom furniture.

### BEDROOM THREE 4.15m x 4.01m (13'7" x 13'1" )

This spacious double bedroom having uPVC double glazed window to the rear elevation, recessed LED spot lights, 1 radiator, and built in wardrobes that offer ample storage space.

### BEDROOM FOUR 3.73m x 4.20m (12'2" x 13'9" )

Another spacious double bedroom having 1 radiator, uPVC double glazed window to the side elevation, recessed LED spot lights, and ample space for bedroom furniture.

## BATHROOM

A bespoke 4 piece bathroom suite comprising of; fully tiled walls and floor, uPVC double glazed frosted window to the front elevation, walk in shower cubicle with rain fall shower head, recessed LED spotlights, wall mounted floating vanity sink with sleek black mixer tap, sleek black towel radiator, and recessed shelf with built-in lighting.

## EXTERNALLY

The external areas of Rycroft Dairy blend traditional charm with modern functionality. The front features a stone facade with solar panels and attractive landscaping. The rear boasts a 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

This property includes a detached garage and driveway situated to the side of the house, providing convenient additional storage and parking. To the side of the garage, there is a lawned garden and patio area, offering a private and serene outdoor area.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/spencer-barn-wlr>









#### 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 DETAIL

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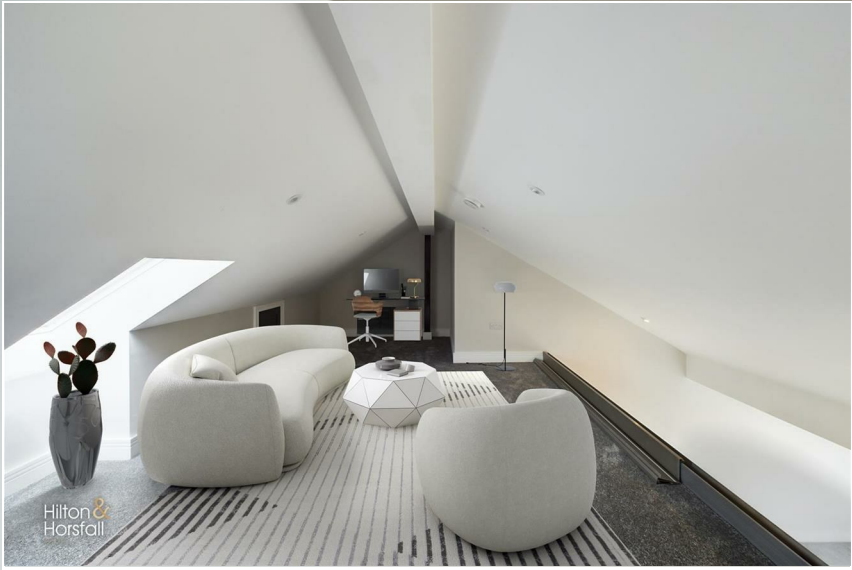
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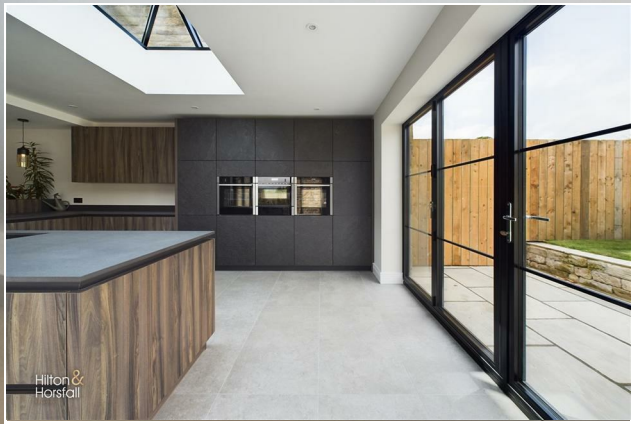








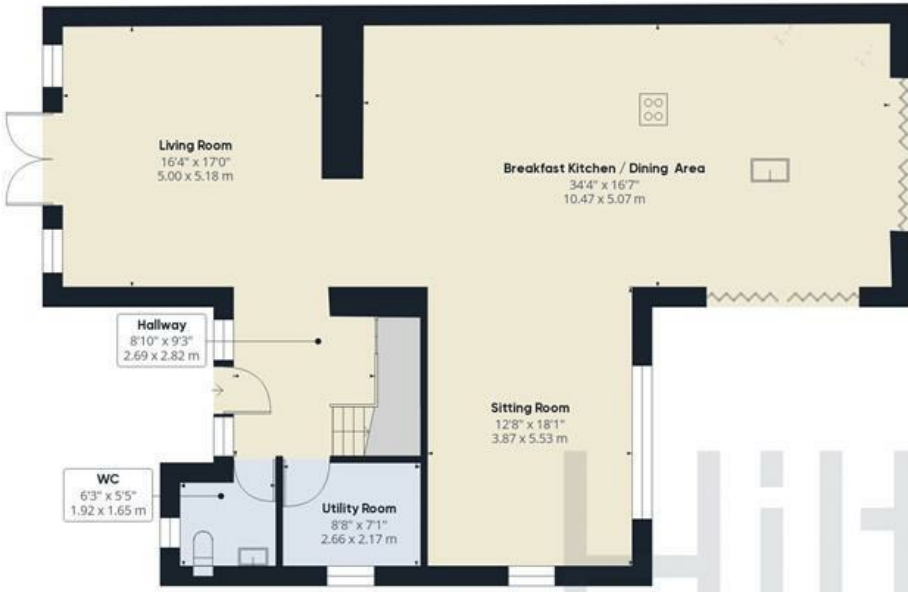




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Ground Floor Building 1



Floor 1 Building 1

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

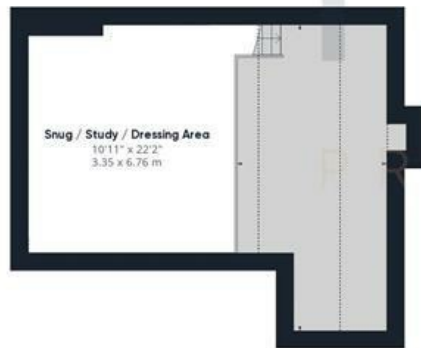
2766.76 ft<sup>2</sup>

257.04 m<sup>2</sup>

Reduced headroom

475.33 ft<sup>2</sup>

44.16 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

#### RIBBLE VALLEY

20 WELLGATE,  
CLITHEROE, BB7 2DP  
01200 435 667

#### BURNLEY & PENDLE

75 GISBURN ROAD,  
BARROWFORD, BB9 6DX  
01282 560 024

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