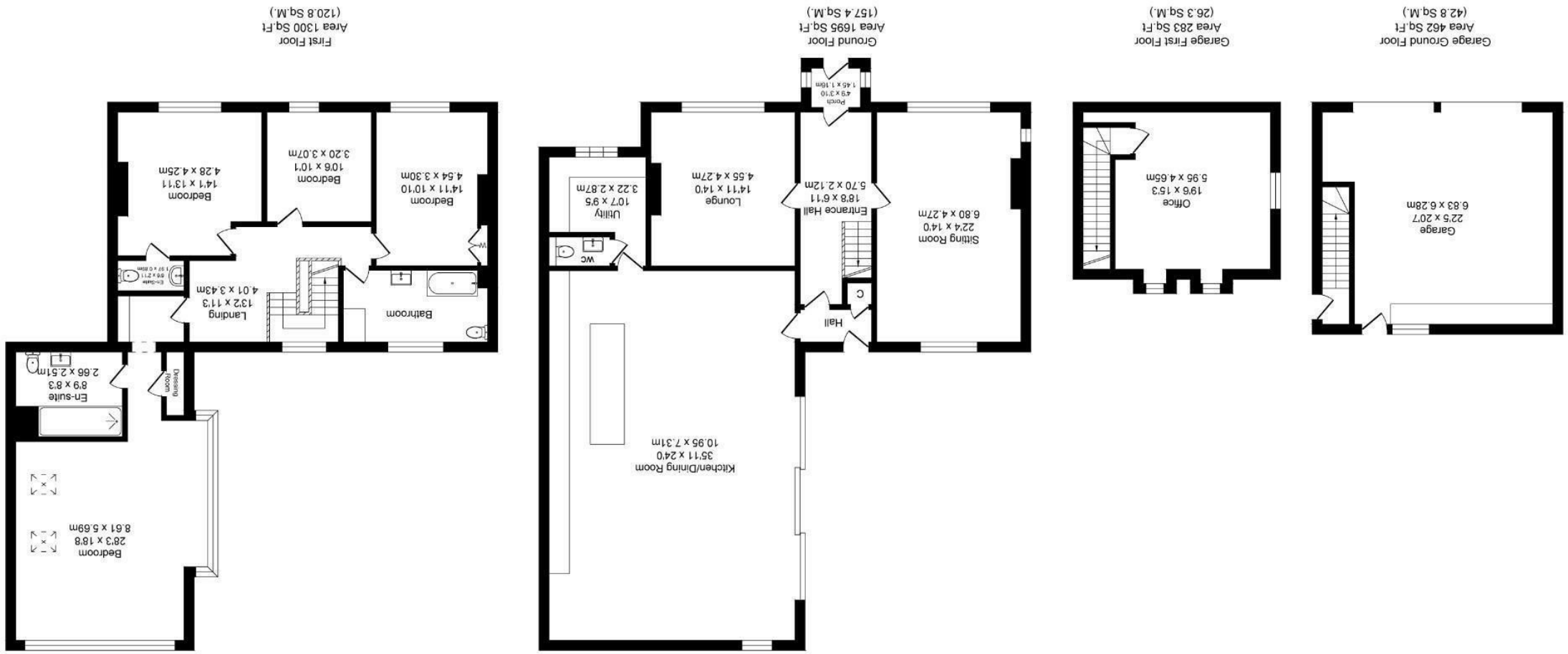




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

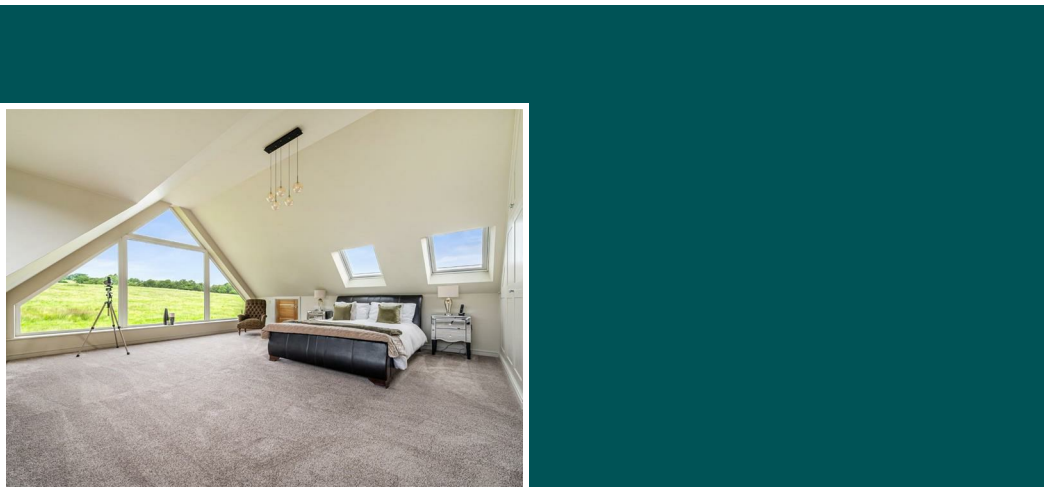


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt is made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Holly House, 598 Wheatley Lane Road, Fence,
Total Approx. Floor Area 3740 Sq. Ft. (347.3 Sq. M.)



Price £975,000



Holly House
598 Holly House, Wheatley Lane Road

Fence
BB12 9EP



Council Tax Band: G



Holly House is a stunning individual stone built detached property extending to approximately 3740 sq ft located in the highly sought after village of Fence making this an ideal home for a growing family.

Description

Holly House is a beautifully appointed, individual stone-built detached property extending to approximately 3,740 sq ft, located in the highly sought-after village of Fence. This exceptional home offers a blend of traditional charm and contemporary luxury, making it ideal for families seeking a spacious and elegant living environment. Its proximity to Clitheroe and the Ribble Valley, as well as easy access to the M65, further enhances its appeal, offering both tranquil countryside living and convenient connectivity.

The property boasts an impressive master suite featuring a luxurious ensuite bathroom and a walk-in wardrobe, providing a private retreat with a striking feature window that offers breathtaking views of the surrounding countryside, enhancing the sense of tranquility and connection with nature. Additionally, there are three further bedrooms, and a luxurious four-piece family bathroom that adds to the home's appeal, providing additional space and comfort for the entire family.

The heart of Holly House is the stunning kitchen extension, which seamlessly integrates a living area and is highlighted by a wood-burning stove. This space is perfect for both everyday family life and entertaining. The kitchen is equipped with top-of-the-line Neff appliances and includes a central island that offers additional workspace and seating. Sliding aluminum doors open up to the rear garden, allowing for an easy flow between indoor and outdoor living areas.

Practicality is also a key feature of this property, with a well-appointed utility room and a two-piece cloakroom providing additional functionality. The two reception rooms offer versatile spaces that can be adapted to suit various needs, whether for formal entertaining or casual family gatherings.

Externally, the property is equally impressive. A gated driveway leads to a double detached garage, which includes a useful room above that can be used as an office, studio, or additional storage space. The garden abuts open fields, creating a seamless transition between the manicured lawn and the natural landscape beyond. An Indian stone paved patio provides a perfect spot for outdoor dining and relaxation, making the most of the peaceful rural setting.

The location is one of the property's standout features. Nestled in the charming village of Fence, it offers a serene living environment while being within close proximity to the bustling market town of Clitheroe and the stunning landscapes of the Ribble Valley. For those needing to commute or travel further afield, the M65 motorway is conveniently close, providing easy access to major cities and other destinations. Manchester is only about a 45-minute drive away, making it ideal for those who work in the city but prefer a countryside home. Additionally, Burnley is just a short drive away, offering further amenities and services.

Holly House combines luxurious living with practical features, all set within the picturesque and desirable location of Fence. Its spacious interior, high-quality finishes, and stunning views make it a truly special home that caters to all aspects of modern family life, with the added benefit of excellent accessibility to local amenities and transport links.

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