

# Wheatlands, Cuckstool Lane, Fence

OFFERS IN THE REGION OF £1,100,000











# Cuckstool Lane, Fence

OFFERS IN THE REGION OF £1,100,000

- ♦ **Approx. 4.75 Acres Of Mature Gardens & Grounds**
- ♦ **Exceptional Detached Period Residence Dating From 1910**
- ♦ **Four Generous Double Bedrooms**
- ♦ **Three Elegant Reception Rooms & Sun Room**
- ♦ **Wealth Of Original Edwardian Features Throughout**
- ♦ **Detached Double Garage With Mezzanine Storage**
- ♦ **Three Versatile Outbuildings / Workshops**
- ♦ **Potential To Suit Equestrian & Lifestyle Buyers**

An exceptional detached period residence occupying approximately 4.75 acres of mature gardens and grounds within one of Lancashire's most desirable semi-rural locations. Steeped in character and rich in original features, the property seamlessly blends timeless elegance with modern comforts, offering beautifully proportioned living accommodation including an impressive reception hall, multiple reception rooms, a stunning sun room, formal dining room, dining kitchen, four double bedrooms and two luxurious bath/shower rooms. The home retains an abundance of period charm throughout, with stained-glass windows, ornate plasterwork, original joinery and feature fireplaces all contributing to its unique appeal. Externally, the property is approached via a sweeping driveway leading to a detached double garage with mezzanine storage, electrically operated doors, power and lighting. The mature grounds provide a high degree of privacy and include a detached block of three versatile outbuildings offering excellent workshop, storage and hobby space. The acreage may also appeal to those with equestrian interests, subject to any necessary consents and individual requirements. Situated on the edge of the highly sought-after village of Fence, surrounded by beautiful countryside yet conveniently positioned for access to Barrowford, Clitheroe and the M65 motorway network, this is a rare opportunity to acquire a substantial family home of considerable distinction.













# Wheatlands, Cuckstool Lane, Fence

OFFERS IN THE REGION OF £1,100,000



An exceptional detached period residence occupying approximately 4.75 acres of mature gardens and grounds within one of Lancashire's most desirable semi-rural locations. Steeped in character and rich in original features, the property seamlessly blends timeless elegance with modern comforts, offering beautifully proportioned living accommodation including an impressive reception hall, multiple reception rooms, a stunning sun room, formal dining room, dining kitchen, four double bedrooms and two luxurious bath/shower rooms. The home retains an abundance of period charm throughout, with stained-glass windows, ornate plasterwork, original joinery and feature fireplaces all contributing to its unique appeal. Externally, the property is approached via a sweeping driveway leading to a detached double garage with mezzanine storage, electrically operated doors, power and lighting. The mature grounds provide a high degree of privacy and include a detached block of three versatile outbuildings offering excellent workshop, storage and hobby space. The acreage may also appeal to those with equestrian interests, subject to any necessary consents and individual requirements. Situated on the edge of the highly sought-after village of Fence, surrounded by beautiful countryside yet conveniently positioned for access to Barrowford, Clitheroe and the M65 motorway network, this is a rare opportunity to acquire a substantial family home of considerable distinction.

## GROUND FLOOR

### ENTRANCE VESTIBULE 1.46m x 1.49m (4'9" x 4'10")

A beautiful original entrance vestibule showcasing the property's Edwardian heritage, featuring stunning decorative wall tiling, an ornate tiled floor and a solid timber entrance door with colourful stained-glass inserts. Rich in character and wonderfully preserved, it provides an elegant introduction to the impressive accommodation beyond.

### RECEPTION HALLWAY 6.55m x 3.93m (21'5" x 12'10")

A magnificent reception hall that immediately sets the tone for the accommodation beyond. Rich in original Edwardian character, the space features an elegant oak staircase, decorative plasterwork, stained-glass detailing, original timber doors and a striking fireplace. Generous in proportion and flooded with natural light, it provides a truly impressive welcome to this distinguished family home.

### LIVING ROOM 5.23m x 5.12m (17'1" x 16'9")

A beautifully proportioned principal reception room, enjoying an abundance of natural light through the large bay window overlooking the gardens. Rich in period charm, the room features an ornate ceiling, decorative stained-glass detailing and an attractive fireplace, creating a warm and elegant living space. Double doors provide a seamless connection through to the sun room, allowing the accommodation to flow perfectly for both everyday living and entertaining.

### SUN ROOM 5.70m x 3.86m (18'8" x 12'7")

A superb addition to the home, this light-filled sun room enjoys panoramic views across the beautifully maintained gardens through an abundance of glazing and a striking vaulted glass roof. Offering a seamless connection between the house and grounds, it provides a wonderful space for relaxing, entertaining or simply enjoying the changing seasons from the comfort of indoors.

### SITTING ROOM 6.39m x 4.54m (20'11" x 14'10")

A superb formal reception room positioned to the front of the property, offering elegant proportions and a wealth of period character. Featuring a beautiful bay window with stained-glass detailing, decorative ceiling mouldings and an attractive fireplace, the room provides a refined yet comfortable space for relaxation and entertaining. Natural light pours through the large windows, enhancing the sense of space and grandeur.

### DINING ROOM 3.63m x 4.53m (11'10" x 14'10")

A well-proportioned formal dining room, ideal for both family gatherings and entertaining guests. Enjoying pleasant views over the gardens through a large window with stained-glass detailing, the room offers an elegant setting for dining and special occasions, complemented by its generous proportions and abundance of natural light.

## HALLWAY

### DINING KITCHEN 3.00m x 7.20m (9'10" x 23'7")

A superb open-plan dining kitchen forming the heart of the home, beautifully appointed with a range of quality oak-fronted units, contrasting granite work surfaces and integrated appliances. The dining area enjoys a pleasant outlook over the gardens and features a contemporary multi-fuel stove, creating a warm and inviting space for everyday family living and entertaining alike. A useful pantry/cold store provides excellent additional storage.

### PANTRY 2.99m x 2.71m (9'9" x 8'10")

A useful pantry/cold store accessed directly from the kitchen, providing excellent additional storage space for food, household essentials and appliances. Fitted with shelving and work surfaces, this practical room complements the kitchen perfectly and offers valuable day-to-day convenience.

## GROUND FLOOR WC

A well-presented two-piece cloakroom comprising a low-level WC and vanity wash basin. Enhanced by a feature stained-glass window and period-style fittings, this convenient ground floor facility is ideally positioned off the inner hallway.

### ENTRY 1.03m x 1.96m (3'4" x 6'5")

## FIRST FLOOR / LANDING

A truly impressive and characterful landing area, enhanced by a stunning feature stained-glass window which floods the space with natural light whilst creating an attractive focal point. Offering generous proportions rarely found in modern homes, the landing provides access to four double bedrooms and the house shower room, with beautiful period detailing, high ceilings and decorative woodwork further reflecting the property's heritage and grandeur. A range of fitted storage cupboards provide practical everyday storage whilst maintaining the elegance of this remarkable space.

### BEDROOM ONE 5.16m x 4.50m (16'11" x 14'9")

An impressive principal bedroom of generous proportions, beautifully presented and enjoying pleasant views over the surrounding gardens through large picture windows. The room benefits from an extensive range of fitted wardrobes and bedroom furniture, providing excellent storage whilst retaining a bright and spacious feel. A luxurious retreat complemented by access to a large en-suite bathroom.

### ENSUITE BATHROOM 3.55m x 4.48m (11'7" x 14'8")

A truly impressive en-suite bathroom, finished to an exceptional scale and designed to create a luxurious spa-like retreat. Featuring a large inset bath, separate shower enclosure, WC and bespoke vanity unit with integrated wash basin, complemented by fitted cabinetry and attractive stained-glass detail. Generous proportions and pleasant garden views further enhance this elegant and relaxing space.

### BEDROOM TWO 4.83m x 4.64m (15'10" x 15'2")

A generously proportioned double bedroom enjoying pleasant views over the surrounding gardens and countryside beyond. The room benefits from an extensive range of fitted wardrobes and storage, providing excellent practicality whilst retaining a bright and spacious feel. A comfortable and versatile bedroom, ideal for family members or guests.

### BEDROOM THREE / STUDY 3.64m x 4.07m (11'11" x 13'4")

Currently utilised as a study and library, this substantial double bedroom offers excellent flexibility and would be equally suited as a guest bedroom or additional principal bedroom. Enjoying pleasant views over the surrounding gardens, the room features an impressive range of bespoke fitted bookcases and storage, creating a characterful and highly practical space.

### BEDROOM FOUR 3.13m x 3.96m (10'3" x 12'11")

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the mature gardens. Featuring attractive stained-glass detailing to the upper window panels, this bright and comfortable room offers excellent accommodation for family members or guests.

### BATHROOM 3.50m x 2.53m (11'5" x 8'3")

Serving the remaining bedrooms, this spacious shower room is fitted with a large walk-in shower enclosure, pedestal wash basin and low-level WC. A bright and well-presented room, complemented by a high-level window incorporating attractive stained-glass detailing.

### DETACHED DOUBLE GARAGE 6.91m x 6.09m (22'8" x 19'11")

A substantial detached double garage offering excellent secure parking, workshop space and storage. Benefitting from electrically operated garage doors, power and lighting, the garage also features a useful mezzanine level, providing additional storage space and enhancing its versatility. Accessed via the sweeping driveway, it is ideal for vehicle enthusiasts, hobbyists or those requiring extensive storage facilities.

### STORE 1 3.05m x 3.19m (10'0" x 10'5")

The largest of the three outbuildings, currently utilised as a utility and storage room. Benefitting from power, lighting and plumbing connections, this versatile space offers excellent potential for a variety of uses including a workshop, hobby room, laundry area or general storage.

### STORE 2 3.00m x 2.13m (9'10" x 6'11")

A useful ancillary store room providing practical additional storage space. Ideal for tools, gardening equipment, outdoor furniture or workshop use, complementing the extensive outbuilding accommodation on offer.

### STORE 3 3.04m x 2.13m (9'11" x 6'11")

A further versatile store/workshop space offering excellent flexibility for a range of uses. Suitable for storage, DIY projects, hobbies or potential workshop use, providing valuable additional accommodation separate from the main residence.

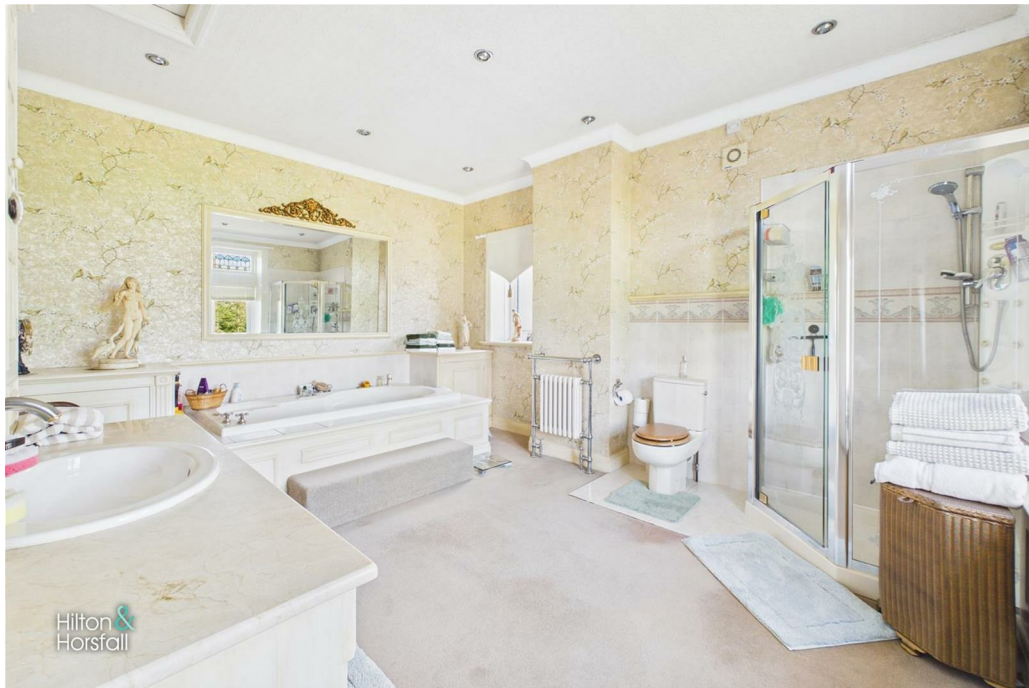












### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/wheatlands-fence>

### LOCATION

Occupying a prime position on the outskirts of the sought-after village of Fence, this exceptional residence enjoys the perfect balance of rural tranquillity and everyday convenience. Surrounded by beautiful Lancashire countryside, the property benefits from stunning open aspects whilst remaining within easy reach of local amenities, highly regarded schools and excellent transport links. The area is particularly popular with those seeking an outdoor lifestyle, with an abundance of scenic walking, cycling and bridleway routes close by. The generous grounds and outbuildings may also appeal to those with equestrian interests, subject to any necessary consents and individual requirements. Nearby towns including Barrowford, Burnley and Clitheroe provide a wide range of shopping, dining and leisure facilities, whilst the M65 motorway network offers straightforward access to Manchester, Leeds and beyond.

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



















Hilton &  
Horsfall











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

3821 ft<sup>2</sup>

355.1 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

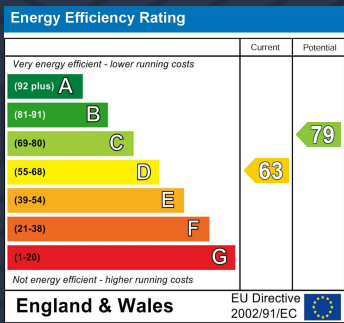
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





**BURNLEY & PENDLE**  
75 GISBURN ROAD,  
BARROWFORD, BB9 6DX  
01282 560 024

**Hilton & Horsfall**  
PRESTIGE

#### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

