



PENDLE LANE, FENCE, BB12 9FA



Beautifully presented modern stone-built townhouse located in the highly sought-after village of Fence, within walking distance of Wheatley Lane Primary School and local amenities, and surrounded by open countryside with excellent commuter links via the Barrowford bypass. Built circa 2016, this spacious family home offers well-proportioned accommodation over three floors, including a generous dining kitchen with integrated appliances and French doors to the garden, an impressive first-floor lounge with bio-ethanol stove and Juliet balcony, a master bedroom with en-suite, three further bedrooms, and a contemporary house bathroom. Externally, there is a private driveway providing parking for two vehicles, an integral garage with utility area, and a secluded rear garden with patio and lawn, ideal for relaxing and entertaining.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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A Distinctive Village Residence in the Heart of Fence

Set within the highly sought-after Pendleside village of Fence, this exceptional stone-built townhouse presents a rare opportunity to acquire a refined family home in one of the area's most desirable semi-rural settings. Perfectly positioned just moments from the acclaimed Wheatley Lane Primary School and the village amenities, the property enjoys the best of both worlds, peaceful countryside living with effortless connectivity.

Surrounded by rolling open landscapes and an array of charming country inns, including the renowned Fence Gate and The Sparrow Hawk, the location offers an enviable lifestyle defined by scenic walks and village charm. Despite its tranquil setting, the nearby Barrowford bypass provides swift access to the wider motorway network, making it ideal for commuters across the North West.

Architectural Presence & Interior Elegance

Constructed circa 2016 by the respected Skipton Properties (now Verity & Co), the home has been thoughtfully designed to offer spacious, versatile accommodation arranged over three beautifully appointed floors.

From the moment of arrival, the property impresses. A welcoming reception hallway, enhanced by glazed doors, draws natural light through the home and provides a seamless connection to the private rear garden.

At the heart of the home lies an expansive family dining kitchen, exquisitely fitted with a comprehensive range of integrated appliances. Designed for both everyday living and entertaining, this space effortlessly accommodates dining and informal seating, with French doors opening onto the garden to create a wonderful indoor-outdoor flow.

The first-floor lounge is a true highlight, an elegant yet inviting retreat featuring a contemporary bio-ethanol stove and a Juliet balcony, offering both warmth and a sense of openness.

Refined Accommodation

The upper floors provide generous and well-balanced sleeping quarters. The principal bedroom is complemented by a stylish ensuite, while three further bedrooms offer flexibility for family life, guests, or home working. A modern house bathroom serves these rooms, all finished to a high standard.

External Living & Practicality

Externally, the property continues to excel. A private driveway provides parking for two vehicles and leads to an integral garage, complete with a useful utility area.

To the rear, a secluded garden offers a peaceful sanctuary. A paved patio area extends from the house, ideal for al fresco dining, while a well-maintained lawn provides a tranquil setting to unwind and enjoy the gentle rhythm of village life.

A Home of Lifestyle & Location

This is a home that effortlessly combines modern comfort with rural charm, a rare offering in an exceptional village setting, perfectly suited to growing families and those seeking both space and serenity.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO-PIECE CLOAKROOM, FAMILY KITCHEN WITH DINING AREA OPENING INTO REAR GARDEN, FIRST FLOOR: GENEROUS SIZED LOUNGE WITH JULIETT BALCONY OVERLOOKING THE REAR GARDEN, MASTER BEDROOM WITH ENSUITE SHOWER ROOM; SECOND FLOOR: THREE ATTRACTIVELY PROPORTIONED BEDROOMS, THREE PIECE HOUSE BATHROOM. PAVED DRIVEWAY WITH PARKING FOR TWO VEHICLES, INTEGRAL GARAGE WITH UTILITY AREA, PRIVATE ENCLOSED REAR GARDEN LAID TO PAVED PATIO AND LEVEL LAWN.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having diamond frosted double glazed centre panel and opening into:-

Entrance Porch

5'1" x 5'11" UPVC framed double glazed window to side elevation, radiator, inset spotlighting to ceiling. Karndean floor extending with glazed panelled door opening into:-

Reception Hallway

15'08" x 6'08" Stairs ascending to the first floor level with spindle balustrade and polished Oak wood handrail, understairs storage cupboard, radiator, Karndean floor area, internal door to garage. Gloss-panelled doors leading from the hallway and access to:-

Two-Piece Cloakroom

6'03" x 2'10" Two piece modern white suite incorporating pedestal wash basin with tiled splashback and low level WC with concealed system tank, chrome heated towel rail, inset spot lighting to ceiling, extractor, Karndean floor area.



Family Sized Kitchen

10'0" x 18'05" plus recess. Inset 1 1/2 bowl stainless steel sink unit with cupboards under, comprehensive range of modern wall, base and tall units incorporating double stainless steel oven / grill and five ring gas hob with stainless steel extractor canopy over, co-ordinating granite worktops with concealed illumination and part-tiled walls, integrated dishwasher and fridge freezer, concealed gas combination boiler, inset spot lighting to ceiling, radiator, Karndean floor area. UPVC framed double glazed window and UPVC double glazed French-style doors opening out into a private rear garden.



First Floor Landing

14'4" x 6'08" Return spindle balustrade with polished Oak wood handrail, stairs ascending to the second floor level, radiator. UPVC framed double glazed window to the front elevation. Gloss panelled doors from the landing and opening into:-

Reception Room One

12'01" x 18'05" into recess. Feature cast-iron bio-ethanol stove set onto hearth with tiled inlay and concealed illumination, illuminated display shelves to recess either side and inbuilt storage cupboards, radiator. UPVC framed double glazed window to the rear elevation and UPVC framed double glazed French-style doors opening onto a wrought iron Juliet-balcony overlooking the rear garden and the surrounding countryside.





Master Bedroom

10'09" x 11'02" Fitted range of wardrobes with sliding mirror fronted doors, radiator. UPVC framed double glazed window to the front elevation.

Ensuite Shower Room

3'02" x 10'06" Three piece modern white suite incorporating low level WC with concealed cistern tank, cantilever wash basin and step in shower tray with chrome mixer rain-shower fittings, tiled area and tiled toiletry niche over, chrome heated towel rail, extractor, shaver point, inset spot lighting to ceiling.

Second Floor Landing

10'07" x 5'07" Inbuilt storage cupboard. Loft access point, radiator. Gloss-panelled doors from the landing and opening into:-



Bedroom One

9'08" x 14'11" UPVC framed double glazed windows affording a panoramic open outlook to the front elevation, radiator, in built storage cupboard.



Bedroom Two

10'0" x 11'06" UPVC framed double glazed window to the rear elevation, radiator.



Bedroom Four

10'0" x 6'09" UPVC framed double glazed window to the rear elevation, radiator.



House Bathroom

6'04" x 8'0" Three piece modern white suite incorporating cantilever wash basin, low level WC with concealed cistern and panelled P-shaped bath with chrome mixer shower fittings, tiled area and curved glazed screen over. Part tiled walls and tiled floor area, chrome heated towel rail.





Outside

Paved driveway providing private off-road parking for two having remote control up-and-over sectional door, power and lighting installed, vehicles and leading to an integral garage [20'03" x 11'05"], stainless steel sink unit and drainer with cupboards under, coordinating worktop, space for tumble dryer and plumbing for washing machine, internal door to reception hallway. Pave walkway to the side and timber gate opening into a good-sized private enclosed rear garden where paved patio area meets a level lawn, further gravelled seating area and raised garden beyond, screened by timber perimeter fencing.



Tenure : Freehold

Energy Performance Certificate Rating : B

Council Tax Band : E

Approximate Square Footage : 1,517 SqFt / 141 SqM

Services :

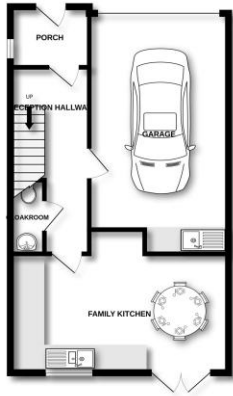
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



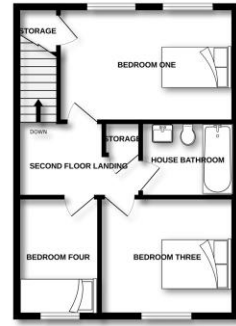
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



FIRST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



SECOND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



FOUR BEDROOM THREE-STOREY TOWNHOUSE

TOTAL FLOOR AREA: 1517 sq.ft. (141.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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