

# Property Details

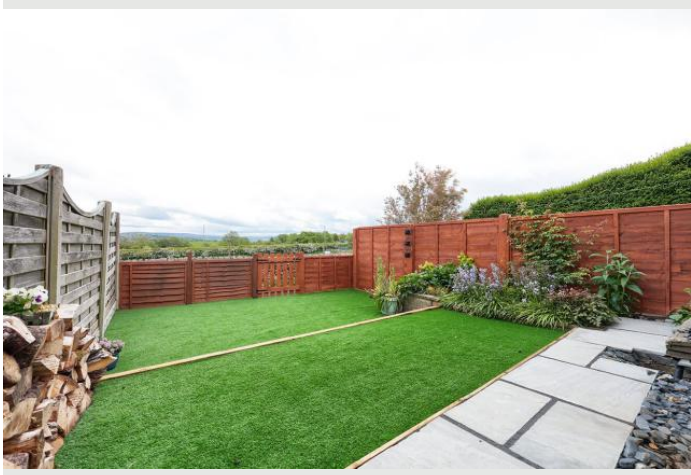
431 Wheatley Lane Road, Fence,  
Lancashire, BB12 9ED

OIRO **£189,950**



# Property Photos

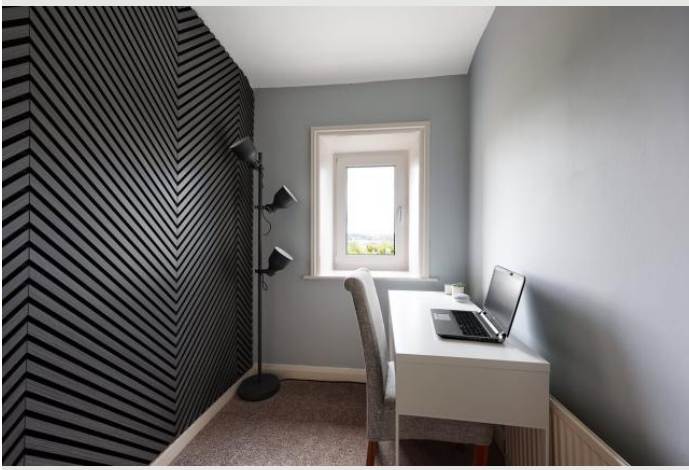
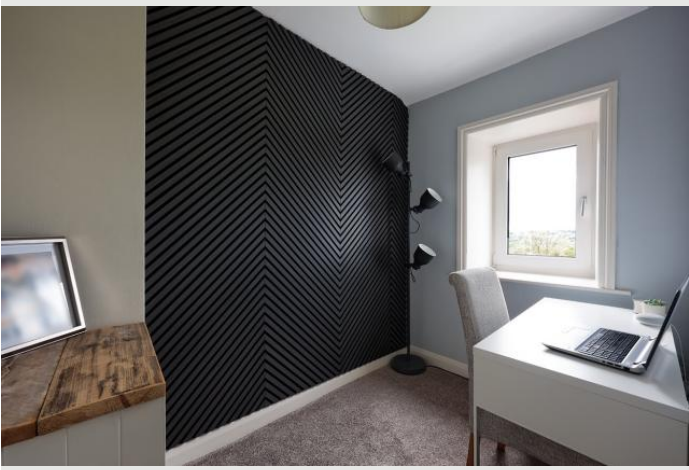
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Creation Date  
26/06/2026

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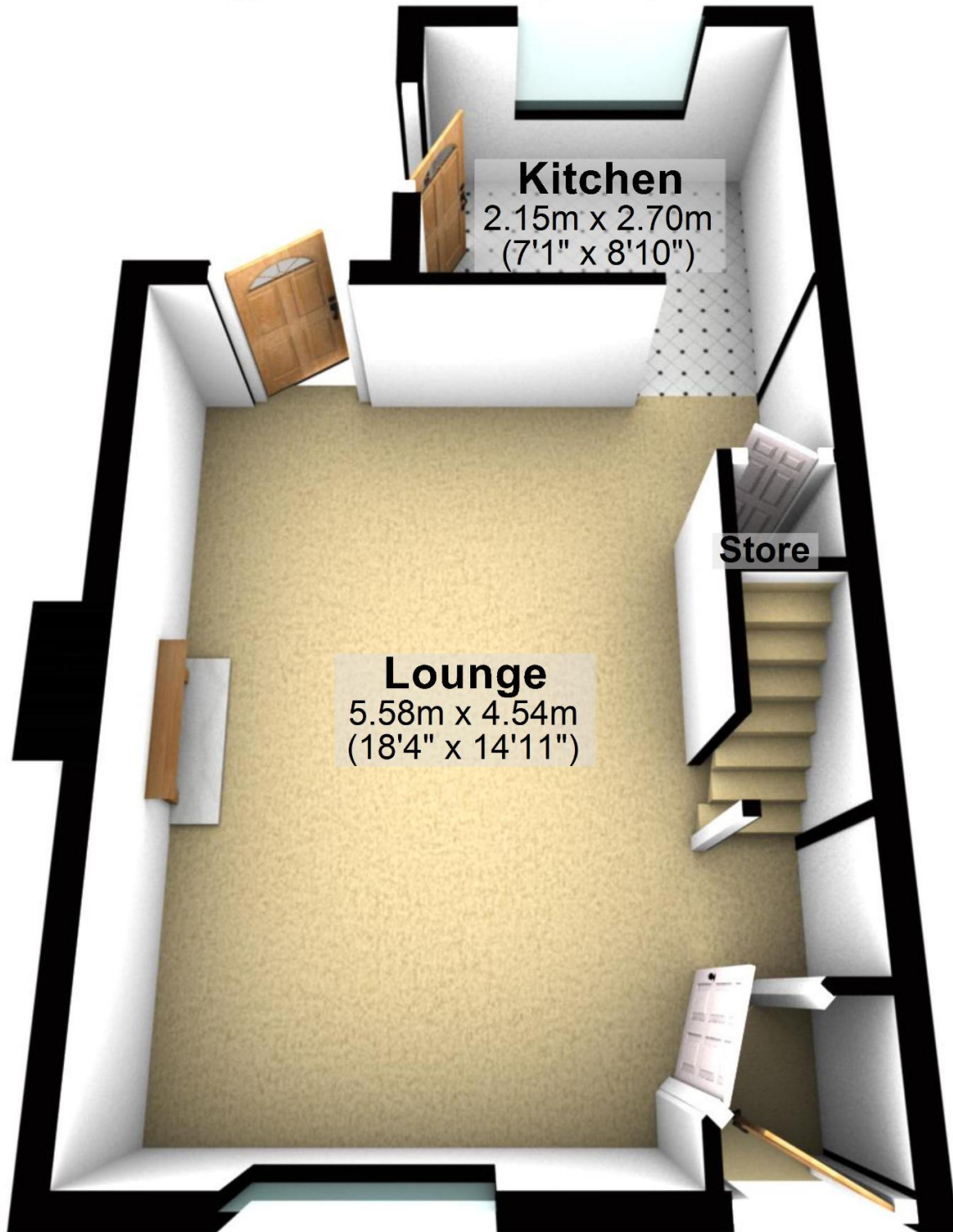
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# Property Floor Plans

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## Ground Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.7 sq. feet)

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# Property Floor Plans

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## First Floor

Approx. 25.3 sq. metres (272.7 sq. feet)



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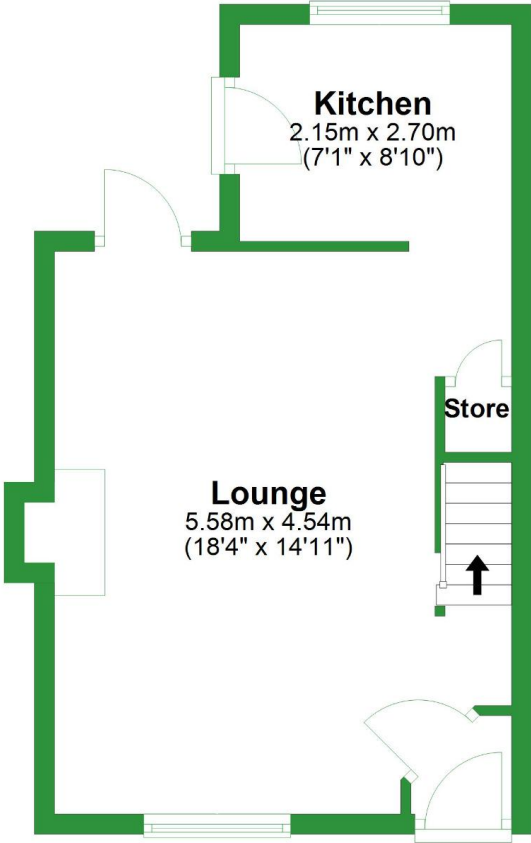
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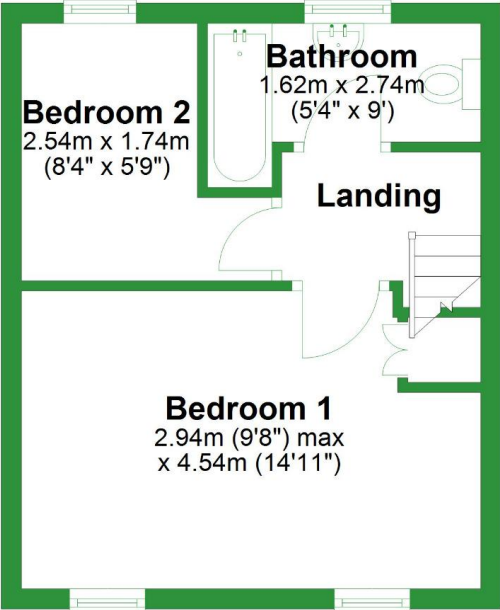
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# Property Info

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## Property Type

House

## Property Style

Cottage

## Bedrooms

2

## Bathroom

1

## Receptions

1

## Tenure Type

Leasehold

## Floor Area

610

## Agency Type

Sole

## Parking

Street Parking

## Type

Sales

## Electricity

Mains Supply

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# Property Info

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

FTTC, FTTP

## Accessibility

-

## Restrictions

-

## Condition

-

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

2825-05-03

## Price Qualifier

OIRO

## Price

£189,950

## Land Size

-

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## Feature 1

Charming Two Bedroom Cottage

## Feature 2

Spacious And Welcoming Lounge And Dining Area To The Front With A Fireplace And Wood Burner

## Feature 3

Kitchen To The Rear With Countryside Views

## Feature 4

Well Maintained Rear Garden With Astroturf And A Patio Area

## Feature 5

Sought After Village Location

## Feature 6

Short Drive Away From Amenities Within Padiham And Barrowford

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# Property Description

431 Wheatley Lane Road, Fence, Lancashire, BB12 9ED

## Charming Two Bedroom Cottage with Countryside Views in a Desirable Village Setting

### Key Features

Charming cottage-style home full of character and warmth  
Beautiful countryside outlook to the rear, offering a peaceful and scenic setting  
Spacious lounge and dining area featuring a charming fireplace and wood burner, perfect for cosy evenings  
Well-appointed kitchen with lovely views over the rear garden  
Two bedrooms with plenty of natural light  
Attractive tiered rear garden designed for low maintenance with an artificial lawn and a patio area  
Welcoming front courtyard providing additional outdoor space and kerb appeal  
Situated in a highly sought-after and picturesque village location  
Within walking distance of the village shop and popular local pubs  
An ideal first home, downsizing opportunity or investment purchase  
Conveniently positioned within easy reach of both Padiham and Barrowford for a wider range of amenities, schools and transport links

Situated on Wheatley Lane Road, this charming two-bedroom, cottage-style mid-terrace home offers a wonderful mix of character, comfort and countryside surroundings. With lovely open views to the rear and a warm, welcoming feel throughout, the property is perfectly suited to first-time buyers, downsizers, or anyone looking to enjoy village living.

The spacious lounge and dining area is positioned to the front of the home and features a fireplace with a wood burner, that creates a cosy focal point, along with a useful storage area and direct access out to the garden. To the rear, the kitchen enjoys views over the garden and also provides access outside, making it a practical and enjoyable space for everyday living.

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Upstairs, the property offers a generous main bedroom to the front, a second bedroom overlooking the rear garden and a bathroom. Outside, there is a courtyard area to the front, while the rear garden has been designed for easy maintenance with a tiered lawn and astroturf sections, ideal for relaxing or entertaining during the warmer months.

Located within a highly regarded village setting, the property is within walking distance of the village shop and the popular Fence Gate. Padiham and Barrowford are both just a short drive away, offering a wider selection of amenities, shops and restaurants.

From the Agent's Perspective:

This is a lovely home that immediately feels welcoming from the moment you step inside. The combination of countryside views, character features and a sought-after village location makes this property particularly appealing. With well-proportioned rooms, attractive outdoor space and excellent access to nearby amenities, it offers a fantastic opportunity for buyers looking for a home with both charm and convenience.

From the Client's Perspective:

I've loved living in this cosy cottage with its stunning views and peaceful surroundings. The neighbours are wonderful, and the beautiful local walks right on the doorstep have made it such a special place to call home.

Additional Information

Tenure - Leasehold, 799 years remaining, peppercorn rent.

Council tax band - C

Heating - Gas central

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective

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buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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