



4 Fence Gate

Fence, Burnley

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Converted semi-detached barn
- Michael James bespoke kitchen with granite work surfaces
- Village location
- Freehold tenure
- Solar panels with battery storage
- Gas central heating
- Open-plan kitchen dining space with countryside views
- Parking & garden



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Property Description Ground Floor

The ground floor opens into an impressive entrance hall, with exposed stone, a striking open staircase, oak detailing and glass balustrade creating a strong first impression. The space offers excellent circulation through the home, with access through to a sun room positioned to the rear, providing an additional reception space with plenty of natural light. The ground floor also includes three bedrooms, offering flexible accommodation for family living, guests or home working. A modern family bathroom serves this level, finished with a contemporary suite and walk-in shower. There is also a useful utility room, complete with plumbing available for a washing machine and dryer. This room adds everyday practicality, but also gives buyers a valuable option to reconfigure the layout, as it could be converted back into a fourth bedroom if preferred.

Property Description First Floor

The first floor showcases the home's upside-down layout, with the main living spaces positioned to take full advantage of the elevated countryside view. At the top of the staircase is a versatile living area, featuring the top of the original barn door with exposed stone, low-level double glazing and additionally a separate wc and for practicality. There is access into a gorgeous open-plan kitchen and dining space, filled with natural light and enjoying views over the surrounding fields. The bespoke Michael James kitchen is fitted with granite work surfaces, a range cooker, fridge freezer point, hot water tap and generous storage, creating a fabulous space for everyday living and entertaining. The main living room is a superb open space, again making the most of the elevated position with dual aspect windows, feature stone window sills and lovely countryside views. A wood burning stove and a mix of light, space and original character gives this floor a wonderful barn conversion feel.





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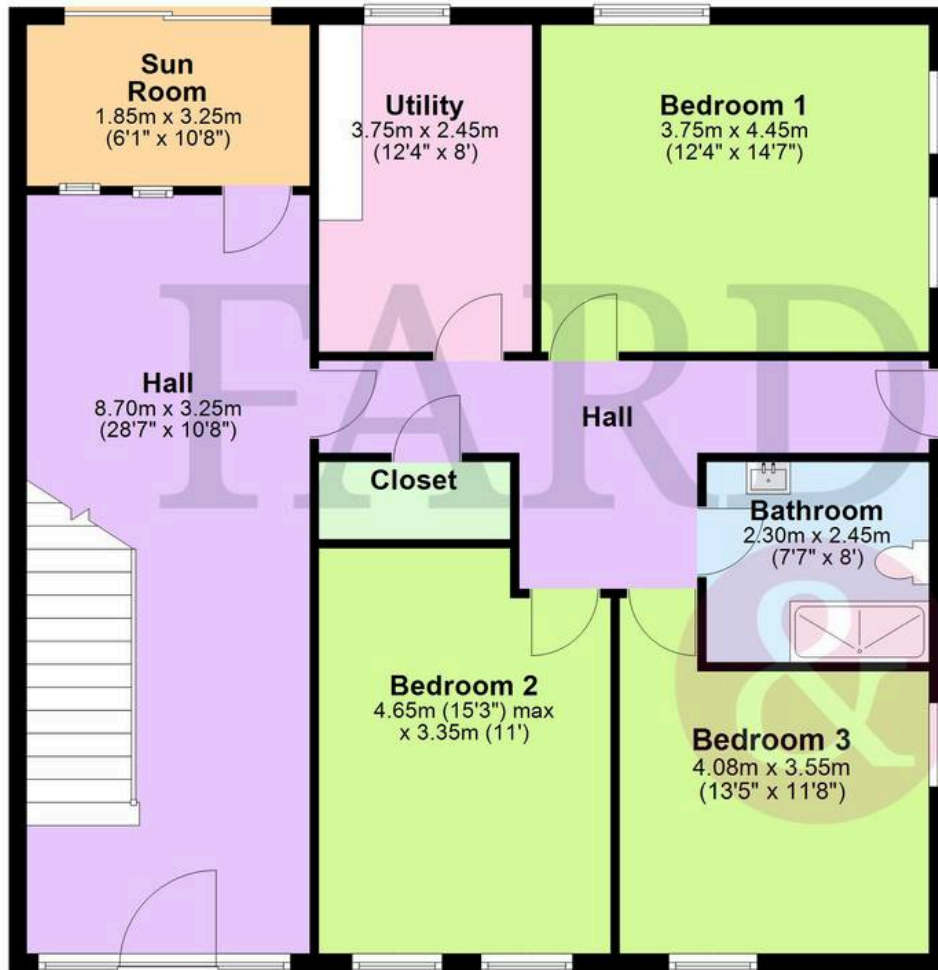
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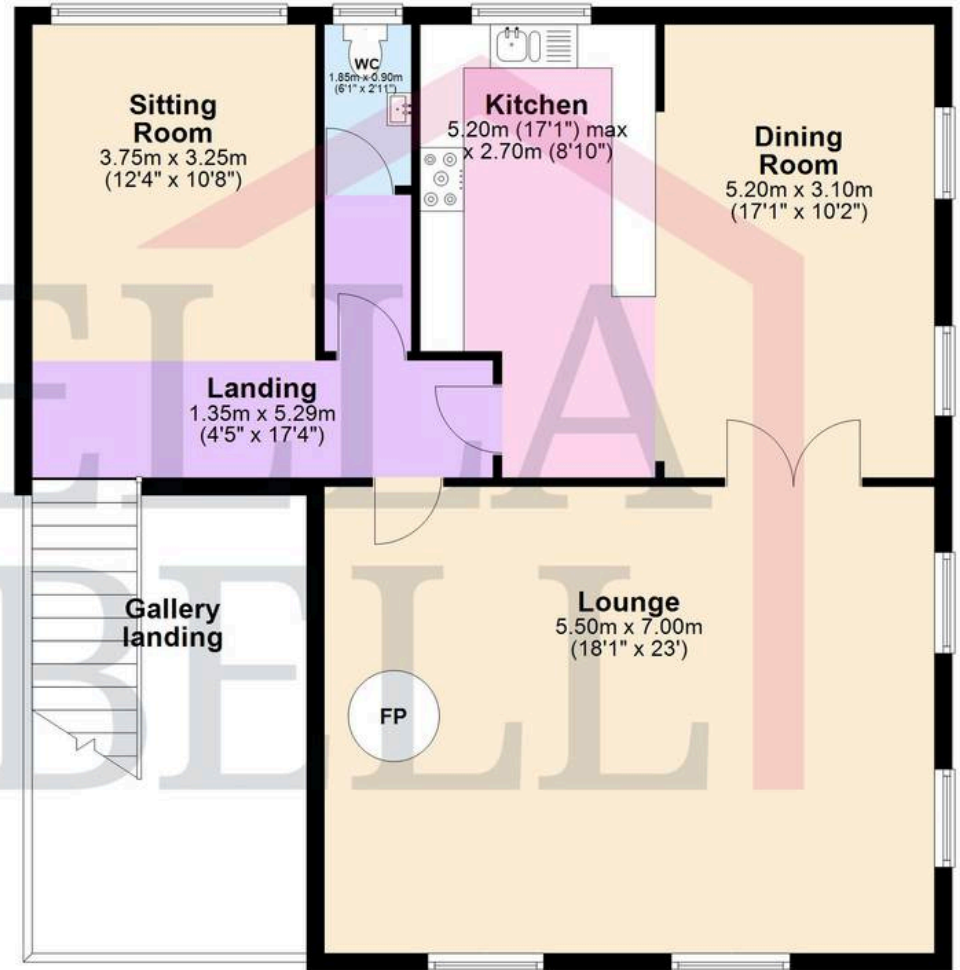
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Ground Floor



First Floor



Total area: approx. 202.8 sq. metres (2183.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
Plan produced using PlanUp.

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GARDEN

Externally, the property benefits from a charming south facing garden, designed for lower-maintenance outdoor use while still offering plenty of character. The space is mainly gravelled, with paved seating areas, established planting and attractive stone-built borders, creating a pleasant spot for sitting out or entertaining. The garden sits beside the beautiful stone exterior of the barn, enhancing the character feel of the home. There is also rear access via the cobbled courtyard, adding practical access to the property while keeping the traditional barn setting.

OFF STREET

2 Parking Spaces

ON STREET

2 Parking Spaces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

