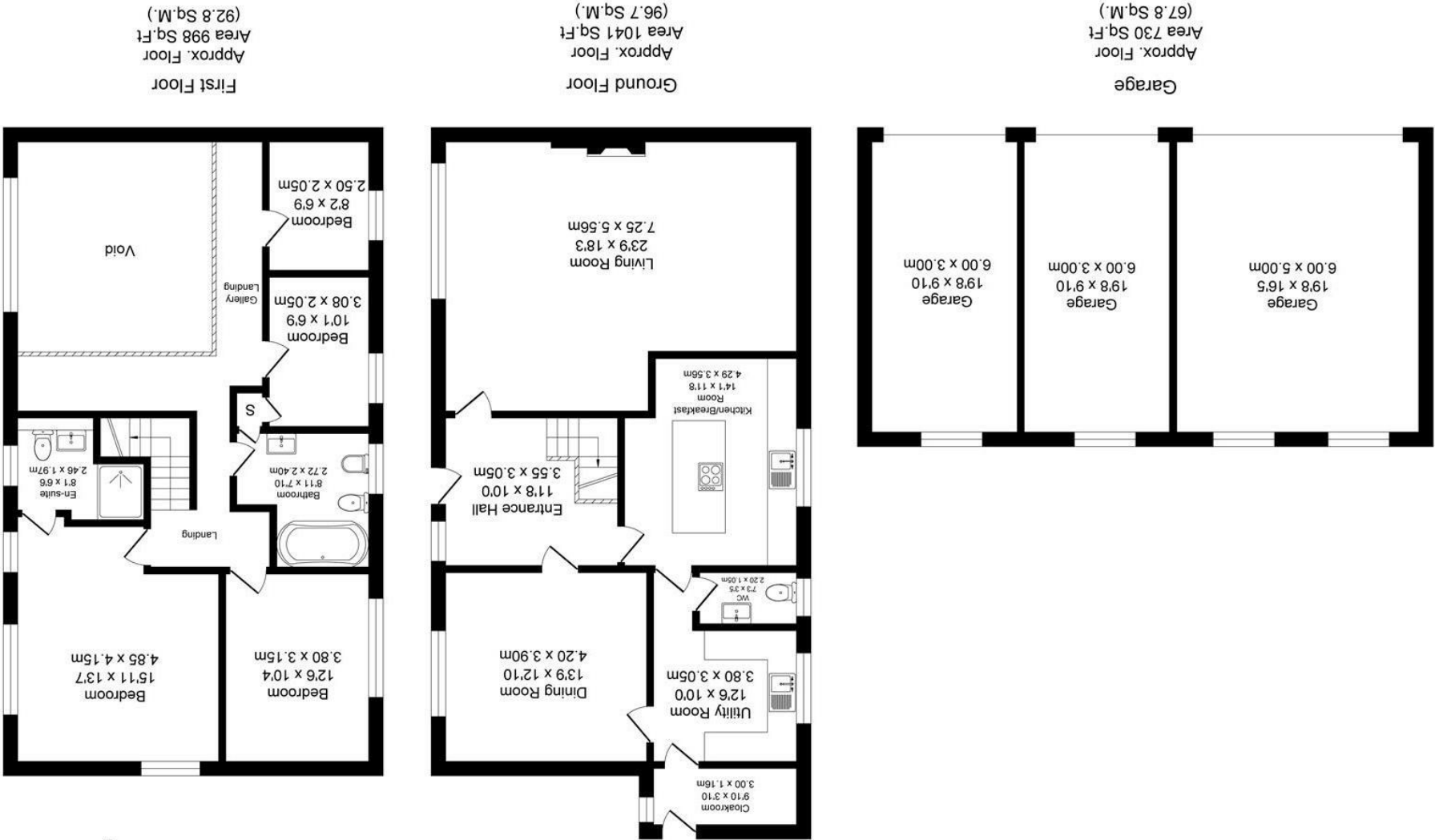


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes 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.



Spencer Fold Farm, Pollard Row, Fence
Total Approx. Floor Area 2769 Sq.ft. (257.3 Sq.M.)



Spencer Fold Barn Pollard Row

Fence
BB12 9QF

4 2 2 D

Council Tax Band: G



An exclusive setting, exquisite craftsmanship, and panoramic countryside views — Spencer Fold Barn is a four-bedroom semi-detached barn conversion like no other. Finished to an exceptional standard throughout, it delivers refined living in one of Fence's most desirable locations.

Description

Tucked away at the very end of the prestigious Spencer Fold development on Pollard Row, Fence, this remarkable four-bedroom semi-detached barn conversion offers an exceptional blend of rural tranquillity, contemporary luxury, and exciting future potential. Planning permission has been submitted for a sun lounge and a one-bedroom annex extension, providing scope to further enhance the accommodation with additional living space ideal for multi-generational living, guest use, or home working.

Spencer Fold Barn forms part of an exclusive enclave, accessed via a gated entrance that leads to a substantial detached triple garage block, delivering secure parking, generous storage, and a strong sense of arrival. The approved extension proposals would complement the existing layout perfectly, allowing the property to evolve alongside changing lifestyle needs while retaining its character and privacy.

A welcoming entrance hallway immediately sets the tone for the quality found throughout. From here, the home opens into a breathtaking lounge where character and comfort unite. A striking feature stone fireplace creates a beautiful focal point, while exposed beams celebrate the building's heritage. This impressive space could be further enhanced by the proposed sun lounge, designed to flood the home with natural light and strengthen the connection between the main living areas and the garden.

At the heart of the home sits the spectacular contemporary kitchen, combining sleek cabinetry with exquisite Corian worktops and a central island ideal for everyday dining and entertaining. Premium NEFF appliances, Quooker boiling-water taps, and intelligent storage solutions ensure the kitchen is as practical as it is stylish, with the potential for the extended accommodation to create an even more fluid and sociable layout.

A dedicated utility room provides excellent practicality, alongside a ground floor WC and separate cloakroom. A versatile dining room or additional sitting room offers further flexibility, while the proposed one-bedroom annex extension presents an exciting opportunity to introduce independent accommodation, perfect for an elderly relative, visiting guests, or as a private home office or studio.

The first floor is accessed via an elegant oak staircase leading to a striking galleried landing filled with natural light. The principal bedroom offers a peaceful retreat with ample space for freestanding furniture and a beautifully appointed en suite shower room. Three further well-proportioned bedrooms provide excellent family and guest accommodation, all served by a stylish house bathroom finished to a high standard.

Externally, the private, enclosed garden has been thoughtfully landscaped for outdoor living, featuring a bespoke pergola and patio seating area. The proposed sun lounge would further enhance enjoyment of the garden throughout the seasons, while far-reaching views over open countryside provide a constant reminder of the home's peaceful yet privileged setting.

Combining rustic charm with high-end specification and comes with pre application approval in principle for further development. Spencer Fold Barn delivers a lifestyle of luxury, flexibility, and long-term value. This is a rare opportunity to acquire not only a beautiful home, but one with the ability to grow and adapt for years to come.

Location

Perfectly positioned within the highly sought-after village of Fence, the property enjoys the best of both worlds — a peaceful rural setting with everyday conveniences close at hand. Just a short drive away are acclaimed local eateries such as The White Swan, Forest Fence, and The Sparrowhawk, while everyday essentials can be found in nearby Barrowford, which offers boutiques, cafés, a Booths supermarket, and leisure facilities. Excellent road links via the A6068 and M65 motorway place Burnley, Colne, and beyond within easy reach, making it ideal for commuters. Scenic walking routes, open countryside, and renowned schools, including Wheatley Lane Primary, further enhance the appeal of this exceptional location.

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