



WHEATLEY LANE ROAD, FENCE, BB12 9EB



Secluded yet convenient, this extended semi-detached home in the sought-after village of Fence offers character, versatile living space, and excellent potential. Featuring a ground floor extension with shower room, perfect as a granny annexe, guest suite, or home office, the property is surrounded by mature gardens and a private driveway, combining privacy with charm. Within walking distance of the village store, Wheatley Lane Primary School, and popular pubs, with easy access to the M65, this is a rare opportunity to create a home tailored to your lifestyle in one of Pendle's most desirable villages.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



rightmove

36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



Clifford Smith Sutcliffe is a trading name of Smith Sutcliffe Solicitors. Smith Sutcliffe is Authorised and Regulated by the Solicitors Regulation Authority, Registration No. 55532. The principal office is at 50 Manchester Road, Burnley, BB11 1HJ. A list of the names of the Partners is available from that office upon request.

A Secluded Village Home with Character, Space & Exceptional Potential

Occupying a secluded elevated position within the highly sought-after Pendleside village of Fence, this attractive extended semi-detached home enjoys mature, meandering gardens and a wonderful sense of privacy, rarely found so close to village amenities.

Ideally positioned within walking distance of the village store, Wheatley Lane Primary School and popular country hostellers including The Fence Gate and The Sparrowhawk, the property perfectly combines peaceful semi-rural living with everyday convenience. Excellent transport links are close at hand via the Barrowford bypass, connecting directly to the M65 motorway network and providing straightforward access across the North West region.

The home offers well-proportioned and versatile living accommodation, enhanced by a ground floor extension with shower room which has previously been utilised as a self-contained granny annexe. This flexible space could equally serve as an additional reception room, guest suite, home office or hobby room, adapting easily to a range of lifestyle needs.

Internally the property provides comfortable and characterful accommodation with exciting scope for modernisation, presenting an excellent opportunity for a new owner to create a home tailored to their own style and requirements.

Externally, the property is complemented by established gardens to both the front and rear, together with a private meandering driveway, further enhancing the sense of seclusion and charm that defines this delightful village home.

A rare opportunity to acquire a home with space, privacy and huge potential in one of Pendle's most desirable villages.

BRIEFLY COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, EXTENDED SHOWER ROOM WITH FURTHER RECEPTION ROOM / BEDROOM FOUR, THREE NICELY PROPORTIONED BEDROOMS, MODERN SHOWER ROOM, PRIVATE DRIVEWAY WITH FIVE-BAR-GATES, PAVED PATIO AREAS AND MEANDERING FLOWER / SHRUB BEDS, ENCLOSED GARDEN TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

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

Entrance Vestibule

2'10" x 3'10" Glazed panelled door opening through into:-

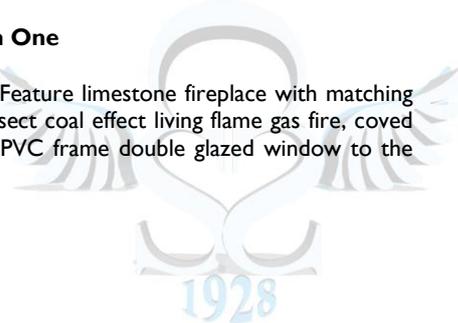
Reception Hallway

9'03" x 6'10" Stairs with glazed oak wood balustrade ascending to the first floor level, under stairs storage recess, coved ceiling, UPVC frame double glazed window to the side elevation, laminate wood floor, in built storage cupboard housing Baxi gas combination boiler. Glazed panelled doors leading from the hallway and opening into:-



Reception Room One

12'06" x 13'04" Feature limestone fireplace with matching inlay/hearth and insect coal effect living flame gas fire, coved ceiling, radiator. UPVC frame double glazed window to the front elevation.





Kitchen

9'11" x 10'11" | ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of wall and base units incorporating double oven/grill and four ring gas hob with stainless steel extractor canopy over, coordinating worktops and part tiled walls, tiled floor area, understairs storage cupboard. UPVC framed double glazed window to the rear elevation. Opening through into:-

Reception Room Two

9'11" x 9'05" Tiled floor area, coved ceiling. UPVC framed double glazed sliding patio style doors opening into:-

Conservatory

9'10" x 9'03" UPVC framed double glazed construction set onto dwarf walling and under a pitched composite roof, radiator.

Extended Utility / Shower Room

6'02" x 10'0" Three-piece modern white suite incorporating pedestal wash basin with tiled splashback, low level WC and step in shower tray with chrome mixer rain shower fittings tiled area and glazed screen over, chrome heated towel rail, tiled floor area, inset spot lighting to ceiling, extractor, plumbing for washing machine. UPVC framed double glazed window and UPVC door with double glazed centre panels leading out into the rear garden, sealed unit double glazed Velux-style window. Access through into:-

Reception Room Three / Bedroom Four

9'07" x 10'0" Tiled floor area, inset spot lighting to ceiling, sealed unit double glazed Velux-style window. UPVC framed double glazed French-style doors opening onto a private paved patio area at the front.

First Floor Landing

6'05" x 6'09" Return Oak glazed balustrade, coved ceiling with loft access point, wall light point. UPVC framed double glazed window to the side elevation. Oak panelled doors leading from the landing and opening into:-

Bedroom One

12'10" x 13'06" including door recess. Coved ceiling, radiator. UPVC framed double glazed window affording an elevated open outlook to the front elevation.



Bedroom Two

10'0" x 13'06" including door recess. Inbuilt storage cupboard/wardrobe with louver door, radiator. UPVC framed double glazed window to the rear elevation.





Bedroom Three

9'06" x 8'04" Inbuilt storage cupboard with louver doors, radiator. UPVC framed double glazed window to the front elevation.

Modern Shower Room

6'0" x 8'08" Three-piece modern white suite incorporating wash basin set into modern vanity style unit, low-level cantilever WC with concealed cistern, and step in shower tray with mixer rain shower fittings, tiled area and glazed screen over, illuminated display niches, anthracite vertical radiator, fully tiled walls, boarded ceiling within inset spot lighting. UPVC framed frosted double glazed window to the rear elevation.



Outside

Impressive stone retaining wall to the front with mature trees, hedges and timber five-bay gate which opens onto a private sweeping driveway to the front. Mature, well-established gardens which clear to create paved patio areas, stone steps ascending with level lawn to an extensive paved patio area which wraps around the property to the side and to French-doors. A generous sized private enclosed garden to the rear again with paved patio and flower / shrub beds, laid mainly to lawn with mature trees, hedges to borders and timber perimeter fencing.



Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : C

Approximate Square Footage : 1,158 SqFt / 107 SqM

Services :

Mains supplies of gas, water and electricity.

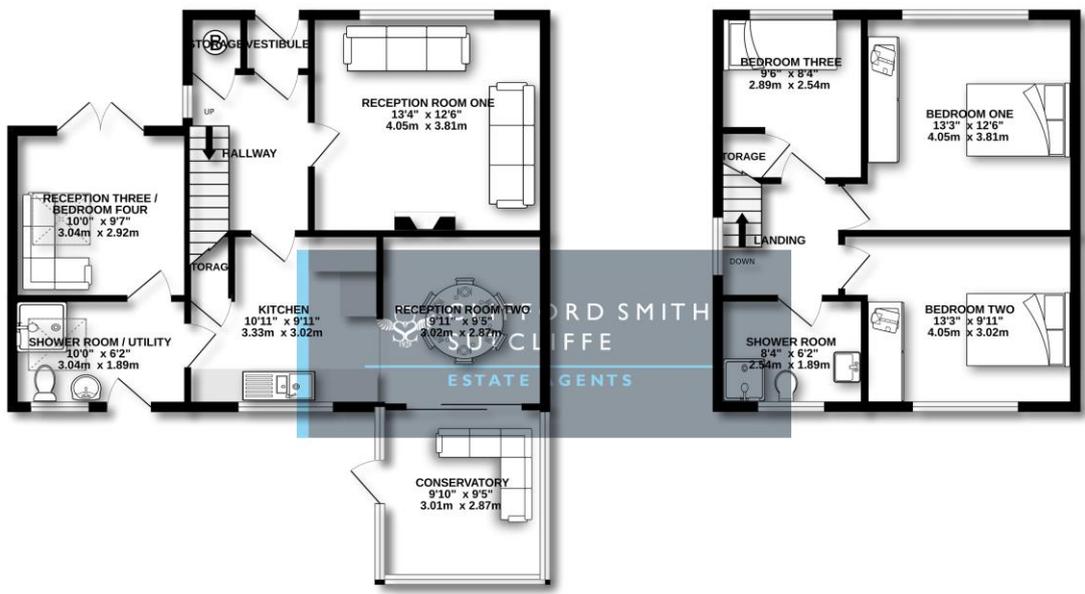
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

FIRST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix 62026

