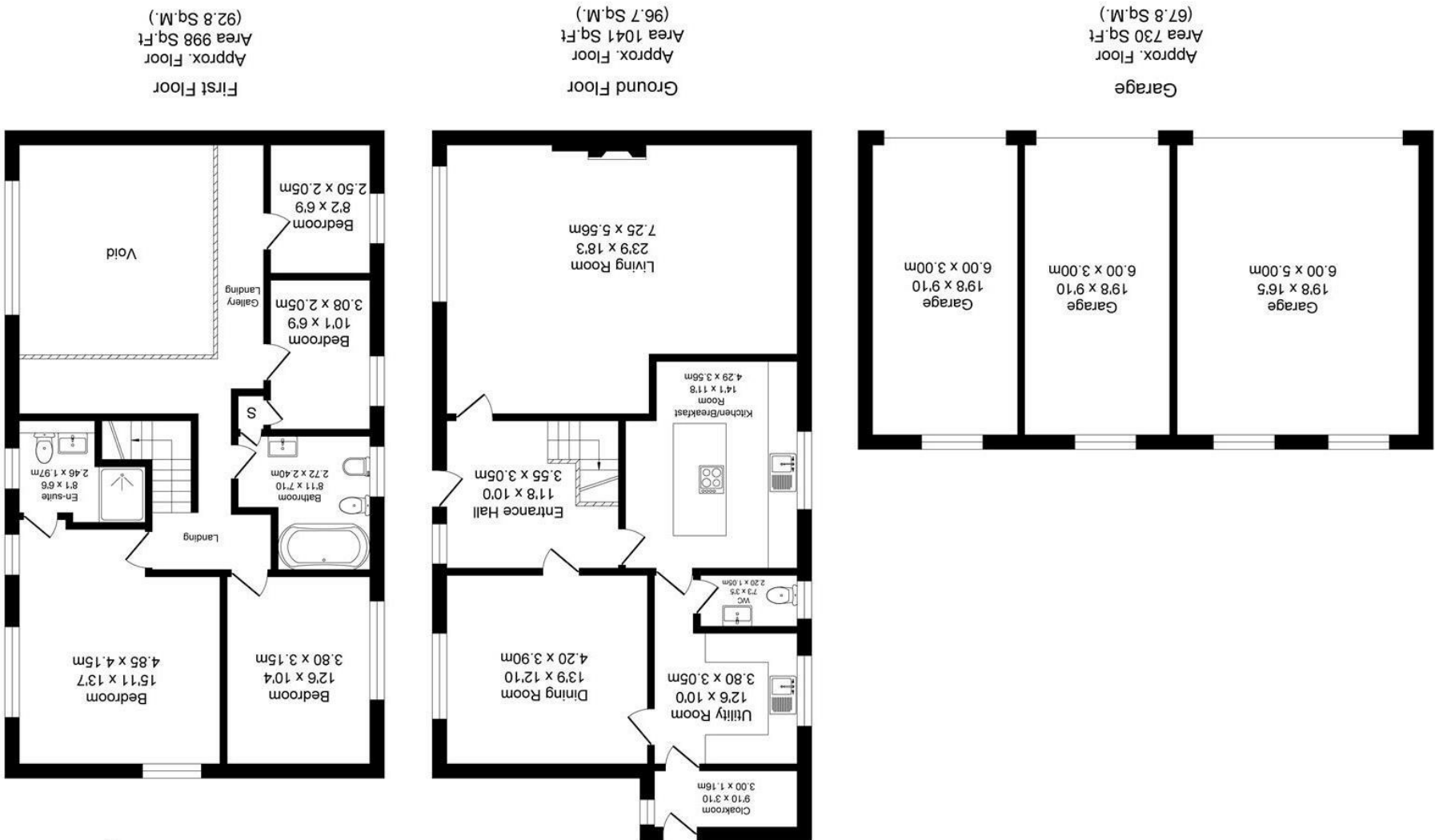


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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







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 in Pollard Row, Fence, this remarkable four-bedroom semi-detached barn conversion presents an extraordinary opportunity to acquire a home that marries rural tranquillity with refined contemporary living. Spencer Fold Barn forms part of an exclusive enclave, accessed via a gated entrance that leads to a substantial detached triple garage block, offering secure parking and plentiful storage while establishing an impressive sense of arrival.

A welcoming entrance hallway immediately conveys the warmth and sophistication that define this beautiful home. From here, walk into a breathtaking lounge, a magnificent space where character and comfort unite. A striking feature stone fireplace makes a stunning focal point, while exposed beams overhead celebrate the property's heritage. Generous proportions provide the perfect backdrop for both relaxed evenings and formal entertaining.

At the heart of the home lies the spectacular contemporary kitchen, designed to impress both aesthetically and functionally. Sleek cabinetry is paired with exquisite Corian worktops, complemented by a central island ideal for casual dining or social gatherings. Premium NEFF appliances, Quooker boiling-water taps, and thoughtful storage solutions make this kitchen a joy for any culinary enthusiast.

For added convenience, a dedicated utility room sits adjacent, providing practical space for laundry and household organisation. There is also a ground floor WC and a separate cloakroom, ensuring everyday ease for family life and visiting guests alike. A versatile dining room or additional sitting room offers further flexibility, perfect for formal meals, cosy reading, or quiet morning coffee overlooking the garden.

The first floor is approached via an elegant oak staircase leading to a striking galleried landing that floods the space with natural light. The master bedroom is a luxurious sanctuary, with plenty of space for freestanding wardrobes and a beautifully appointed en suite shower room. Three further well-proportioned bedrooms offer ample space for family, guests, or home office use.

A stylish house bathroom completes the internal accommodation, designed with high-quality fixtures to reflect the overall standard of the property.

Externally, the home is equally impressive. The private, enclosed garden has been thoughtfully designed for outdoor living, featuring a bespoke pergola with a patio seating area, creating an idyllic setting for dining, entertaining, or simply unwinding with a glass of wine. From here, far-reaching views over open countryside provide a constant reminder of the peaceful yet privileged setting.

Combining rustic charm with high-end specification, Spencer Fold Barn delivers a lifestyle of luxury, comfort, and seclusion. This is more than just a home — it is a truly exceptional place to live.

### 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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