



For Sale



Wheatley Lane Road
Fence BB12 9QG

£435,000

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Real



Key Features:

- Stone Built Barn Conversion
- Gardens Front, Side And Rear
- Two Reception Rooms
- Close to Bistros, Restaurants
- Feature Exposed Stone
- Driveway For Several Cars
- Three Bedrooms
- Conservatory
- Detached Single Garage
- Internal Viewing Essential



Tenure: Freehold
EPC Rating: E
Council Tax Band: F

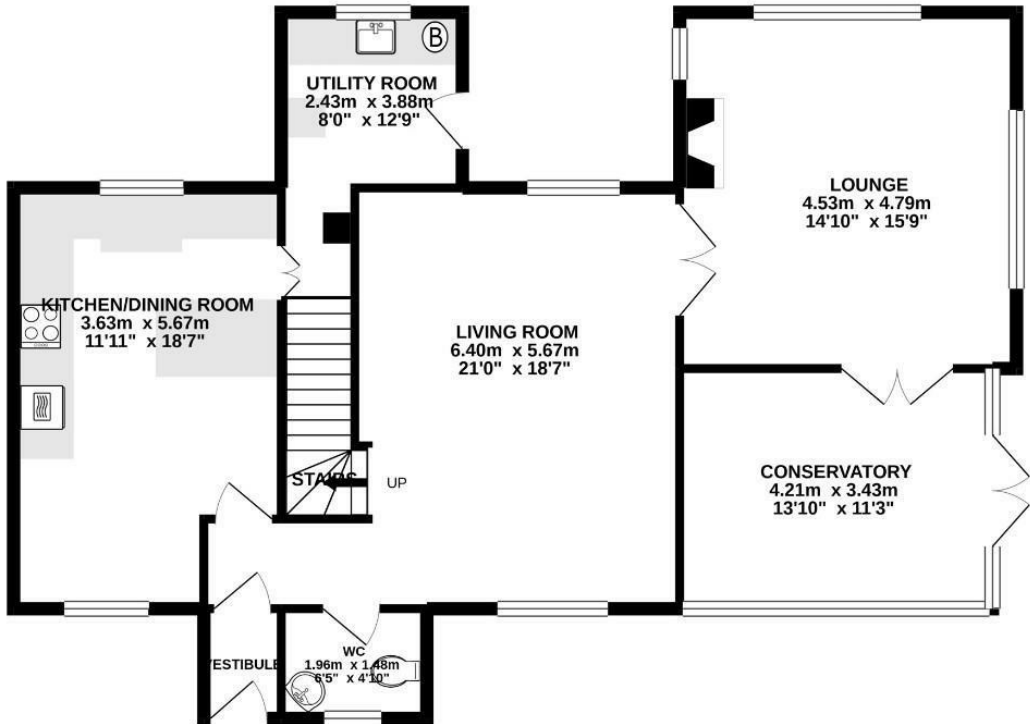
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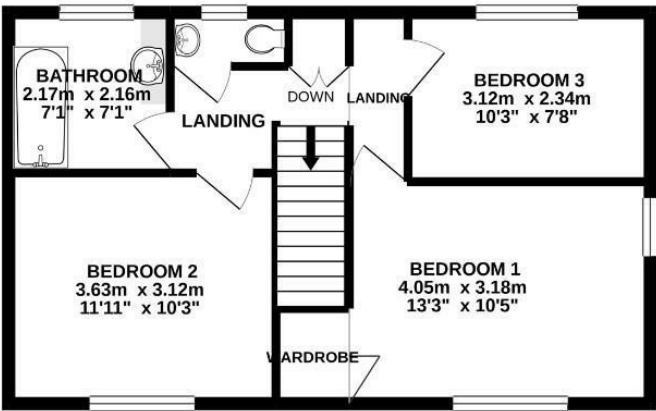
www.pettyreal.co.uk

3 BEDROOM Barn Conversion

GROUND FLOOR
95.5 sq.m. (1028 sq.ft.) approx.



1ST FLOOR
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 140.9 sq.m. (1517 sq.ft.) 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.
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Main Description:

Viewing is absolutely imperative to fully appreciate the position of this traditional stone built semi-detached barn conversion which occupies a tranquil backwater setting located off Wheatley Lane Road . Access to the property is down the lane to the side of the Inghamite Church. 'Chapel Barn' is set within extensive and beautifully manicured gardens with breathtaking views. Conveniently situated in the highly sought after village of Fence, local amenities including the popular Sparrowhawk gastro pub and Michelin Starred White Swan.

The spacious family living accommodation is arranged over two floors and comprises of entrance vestibule which opens to the family living room with dual aspect windows which infuse the room with an abundance of natural light whilst enjoying a pleasant aspect over the gardens complete with window seat. Log effect electric stove with Mahogany surround provides an attractive focal point. 'French' doors provide access to the lounge with floor to ceiling picture window again with views over the gardens and adjoining fields. The Farmhouse kitchen is fully fitted with solid oak fronts and granite working tops together with a plethora of integrated appliances. The delightful conservatory overlooks the garden.

On the first floor landing there is a feature exposed stone pillar, storage cupboard and access to a useful partially boarded loft space. The three bedrooms consist of two double and one single. The master has a feature arched window which overlooks the adjacent fields. The family bathroom houses a three piece suite consisting of a panelled bath with electric shower over, recessed sink unit set into a matching oak unit with matching cabinet complete with luxurious 'Karndean' flooring. The separate WC, is set into a matching oak unit, with wall mounted hand basin and 'Karndean' flooring.

Externally to the front there is a 'U' shape blocked paved drive with parking for several vehicles complete with a single det garage.



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