



Honeywell
SELECT

Forest Chase, Cuckstool Lane, Fence

Imposing stonebuilt detached farmhouse

£539,000 Land can be available by sep negotiation



- Impressive private location & gardens
- Sizeable open living dining kitchen
- Lounge, utility, ample parking
- 4 bedrooms, en-suite to master
- Luxurious shower & bathroom
- Dble garage, annexe & 2 stables

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FOREST CHASE FENCE BB12 9PB

This beautiful imposing stonebuilt detached farmhouse is located on the outskirts of the highly sought after village of Fence on the edge of fantastic rural countryside, close to open fields and with stunning rural views. There is a variety of character and individuality on offer within this beautiful home incorporated in many ways along with many modern house luxuries. The family sized property is arranged over two floors and has been substantially improved by its current owners to provide sumptuous deceptive accommodation providing on the ground floor an impressive light and airy bespoke fitted dining kitchen, sizeable front and rear hallways, generous living room, rear utility and a modern shower room. The first floor further enjoys four excellent double bedrooms with an en-suite to the master and a superbly appointed luxurious bathroom.

Externally Forest Chase is located on an individual plot discreetly tucked away set back off Cuckstool Lane, accessed from a private front drive. There is ample parking leading to a double garage and established mature surrounding lawned gardens with stone paths and patio areas, wonderfully private and well landscaped. In addition to the rear is a detached annexe with flexible living and office accommodation and two large brickbuilt stables, making it an ideal choice for those with access to land nearby. An internal viewing is essential to appreciate this delightful home. **LAND CAN BE AVAILABLE BY SEPARATE NEGOTIATION.**

LOCATION: Travelling along Barrowford Road A6068 from the Barrowford direction, continue past the Fence village turning. Cuckstool Lane is the next turning on the left hand side. Take the first right turning into private gates and driveway. Forest Chase is the property on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ATTRACTIVE OPEN WOODEN FRONT PORCH:

ENTRANCE HALLWAY: 4.8m x 2.1m (15'7" x 6'10"); with double opening external wood front doors with glazed surround, wood spindle staircase leading to first floor, cast iron feature column radiator.

LOUNGE: 4.5m x 4.2m (14'10" x 13'8"); with window to side and front elevations with lovely private outlooks over the surrounding gardens, recessed spotlighting, television point, feature wooden ceiling beams.



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UTILITY ROOM: 2.8m x 2.1m (9'1" x 6'9"); with plumbing for washing machine, space for dryer, tiled flooring, wall mounted combination gas central heating boiler, recessed spotlighting, external rear wood door.

REAR HALLWAY: 4.6m x 3.1m (15'2" x 10'1"); a spacious area with PVC glazed rear door and surround, alarm control panel, tiled flooring, large built-in storage cupboard, doorway to shower room and dining kitchen.

SHOWER ROOM: 3.4m max x 2.6m min x 2.0 (11'2" max x 8'7" min x 6'6"); sizeable modern 3-piece suite comprising vanity washbasin with chrome mixer tap, built-in cupboards under, concealed low suite w.c. with push button flush, large double shower enclosure with glazed screen and thermostatically controlled shower, fully tiled walls, tiled flooring, chrome ladder radiator, extractor fan, recessed spotlights.

SPACIOUS OPEN DINING ROOM & KITCHEN: 4.6m x 3.8m (15'0" x 12'3"); light and airy space with windows to front and side elevations with attractive open outlooks over garden area, tiled flooring, open to: **BREAKFAST KITCHEN:** 4.7m x 4.6m (15'4" x 14'10"); impressive solid oak fitted kitchen with complementary granite working surfaces and splashback, stainless steel circular sink and drainer unit with chrome mixer tap, stainless steel dual fuel range cooker with electric oven and grill and 5-ring gas hob, stainless steel extractor canopy over, integrated dishwasher, granite breakfast bar, recessed spotlighting, wood stable door to outside.

FIRST FLOOR LANDING: generous area with wood spindle balustrade, feature exposed roof trusses and wood ceiling beams, window to front elevation with elevated open aspects over gardens and adjoining countryside, alarm control panel, loft access, recessed spotlighting, telephone point.

BEDROOM ONE (front): 4.9m x 4.1m (15'5" x 13'7"); with feature exposed roof trusses, two cast iron column radiators, impressive stone fireplace surround and hearth housing cast iron Esse multi fuel stove, wall light points, elevated private views over front garden area and fields beyond, **WALK-IN DRESSING ROOM** with lighting measuring 1.8m x 1.5m (5'10" x 5'0").

EN-SUITE SHOWER ROOM: With modern 3-piece white suite comprising corner shower enclosure with electric shower, pedestal washbasin with mixer tap, low suite w.c. with push button flush, recessed spotlighting, part-tiled walls, private outlooks.

BEDROOM TWO (front/side): 4.7m x 4.5m (15'5" x 14'8"); with lovely open views, wooden flooring, built-in double wardrobe.

BEDROOM THREE (rear/side): 3.7m x 3.3m (12'1" x 10'10"); with double built-in wardrobe, pleasant views over nearby fields and countryside.



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BEDROOM FOUR (rear): 3.3m max x 2.4m min x 4.2 (10'9" max x 7'11" min x 13'8"); with aspects over neighbouring fields and countryside.

BATHROOM: Imposing 3-pce white suite comprising freestanding claw foot roll top bath with central taps, ceramic washbasin and surround with mixer tap, low suite w.c. with push button flush, two cast iron column radiators, Amtico flooring, built-in storage cupboard, recessed spotlighting, part-tiled walls.

FLEXIBLE DETACHED ANNEXE/OFFICE/GRANNY FLAT:

ENTRANCE: With external wood door, laminate flooring wall light points, staircase leading to first floor attic room, alarm control panel.

ROOM ONE (rear): 2.4m x 2.4m (7'11" x 7'10").

ROOM TWO (rear): 2.5m x 2.4m (8'1" x 7'9"); with external door to rear.

OFFICE/LOUNGE: 5.0m x 3.6m (16'5" x 11'10"); with laminate flooring, spotlighting.

KITCHEN: 2.9m x 1.8m (9'5" x 5'11"); with a range of maple fitted base units with 1½ stainless steel sink unit with mixer tap, integrated electric oven and hob, laminate flooring.

SHOWER ROOM: With modern 3-pce white suite comprising shower enclosure with electric shower, pedestal washbasin with mixer tap, door to low suite w.c., laminate flooring, ceiling spotlights.

FIRST FLOOR:

STORE ROOM/ATTIC: 5.2m x 2.4m (16'11" x 7'10" some limited headroom); with storage into the eaves, Velux window.

OUTSIDE: Private wooden entrance gates lead through to an ample sized tarmac driveway with excellent parking. Extensive mature lawned gardens surround the property which are not overlooked with stone flagged front and rear patio areas with fencing and mature boundary hedging. To the rear is a wash house with 2-pce cloakroom, lighting and rear wood door off the main house, external lighting including Victorian style lamppost. There is a separate large stone store. Detached annexe with details described above. **2 x BRICKBUILT STABLES** measuring 16'7" x 14'11" with lighting and concrete flooring. **DOUBLE GARAGE** measuring 17'4" X 14'5" with wood double opening doors, side door, power and lighting. There is a rear stone wall, side gate and further small garden area behind the annexe.

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HEATING: Gas fired hot water heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, gas, electricity and drainage is by private septic tank.

VIEWING: By appointment with our office.

ENERGY PERFORMANCE: The energy rating is C.

TENURE: Freehold

COUNCIL TAX: Band F



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