

LANE TOP FARM
515 WHEATLEY LANE ROAD
FENCE
BB12 9EB

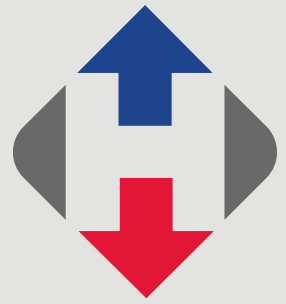
£385,000



- Stonebuilt period house
- Fully modernised throughout
- 3 spacious reception rooms
- Stylish kitchen with island
- 4 bedrooms, 1 with mezzanine
- Stunning 5-piece bathroom
- Parking & patio garden
- 248m² (2,668 sq ft) approx.

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Enjoying a central position in the popular village of Fence, this substantial period property offers beautiful four double bedroomed accommodation. The property benefitted from a full 'back to bare bones' renovation just five years ago. The high specification breakfast kitchen has a range of quality appliances with Silestone work surfaces. There is a stunning 5-piece family bathroom with a free standing bath and walk-in shower. In addition, plumbing is in place for an en-suite to bedroom 3 and there is an attractive 2-piece cloakroom to the ground floor. Three spacious reception rooms boast exposed beams, mullion windows, quality LVT flooring throughout and an original stone, open fireplace in the sitting room. The master bedroom enjoys a dual aspect, vaulted ceiling and staircase to a versatile mezzanine floor. There is integral access to a double cellar at lower ground level, gas central heating is provided, and Residence collection PVC windows and doors are fitted in Painswick green. Externally a shingled area provides off-road parking secured by wrought iron gates, there is a compact seating area and a useful outhouse for storage.



The property is within walking distance of the local primary school and convenience store. Fence boasts the Michelin starred White Swan, along with the Fence Gate Inn and Sparrow Hawk public houses. The A6068 offers great road links with easy access to the motorway network.

LOCATION: Travelling along the A6068 from Higham towards Barrowford, turn left into Cuckstool. Turn right at the top and the house is immediately on the right-hand side.

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

Through UPVC composite front door into:

ENTRANCE: With window to side and staircase off to first floor.

DINING ROOM: 3.5m x 4.1m (11'5" x 13'5"); with window to front elevation with fitted shutter blinds, exposed beams, mullions, luxury wood effect vinyl tiled flooring and open to:

LOUNGE: 4.6m x 5m (15'1" x 16'6"); with feature exposed beams, mullion window with fitted shutter blinds, television point and luxury wood effect vinyl tiled flooring.

SITTING ROOM: 4.2m x 5.3m (13'8" x 17'5"); with windows to side and rear elevation, feature stone fireplace housing open fire with cast iron inset and

stone hearth, integrated Bluetooth speaker and door leading to staircase and cellar.

KITCHEN: 4m x 5.1m (13'3" x 16'9"); a modern contemporary fitted kitchen with base and tall cupboards and white natural Silestone worktops, one-and-a-half bowl stainless steel sink unit with Franke boiling water mixer tap and black glass splashback. Integrated Siemens electric fan oven, integrated microwave combination oven, Bosch fridge-freezer, wine chiller, tall larder storage cupboard, central island unit with white natural Silestone countertop with fitted 4-ring induction hob with integrated downdraft extractor, integrated Neff dishwasher and Bosch washing machine. Breakfast bar and matching 6-seater dining table, feature exposed beams, recessed spotlighting, luxury vinyl tiled flooring and glazed PVC French doors to rear.

REAR PORCH: With door to rear patio.





CLOAKROOM: 2-piece white suite comprising a low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap, tiled walls to dado height, luxury vinyl tiled flooring and chrome heated ladder style towel rail with recessed spotlighting.

FIRST FLOOR:

LANDING: With recessed spotlighting and window on the gable wall.

BEDROOM ONE: 3.3m x 5m (10'11" x 16'4"); with windows to front and side elevation, feature vaulted ceiling with exposed beams and recessed spotlighting, painted tongue-and-groove floorboards, staircase off to:

MEZZANINE DRESSING AREA: 3.3m x 2.4m (10'9" x 7'10"); with spindles and balustrade and walk-in loft storage room.

BEDROOM TWO: 4.3m x 5m (14'2" x 16'6"); with recessed spotlighting and walk-in storage cupboard/wardrobe.

BEDROOM THREE: 3.9m x 4.1m (12'10" x 13'4"); with a feature vaulted ceiling with exposed beams, recessed spotlighting, walk-in wardrobe which has been pre-plumbed for an en-suite shower room and could possibly be converted in the future.

BEDROOM FOUR: 2.3m x 5.3m (7'6" x 17'3"); with fitted shelving set into alcove and loft access with loft ladder leading to the loft.



BATHROOM: A luxury 5-piece modern white suite comprising a low suite w.c. with push button flush, double vanity wash-hand basin with wall-mounted chrome mixer taps sat on storage drawers with vanity mirrors and lighting over, freestanding bath with wall-mounted chrome mixer tap and a large walk-in double shower with fixed glass panel with fitted Roca thermostatic shower with ceiling mounted fixed showerhead and separate handheld showerhead. Recessed spotlighting, part-tiled walls, 2 chrome heated ladder style towel rails and Amtico flooring.

CELLAR: 25m² (267 sq ft) accessed via a stone staircase from the sitting room with electric, light and power and wall-mounted Worcester central heating gas boiler with pressurised hot water cylinder. This room is ideal for storage.

OUTSIDE: Wrought iron gates lead to a gravelled driveway providing parking for 1 car. There is a pathway, patio area, stone boundary wall and outhouse providing convenient storage.

HEATING: Gas fired hot water central heating system complemented by modern double glazing installed in 2019.

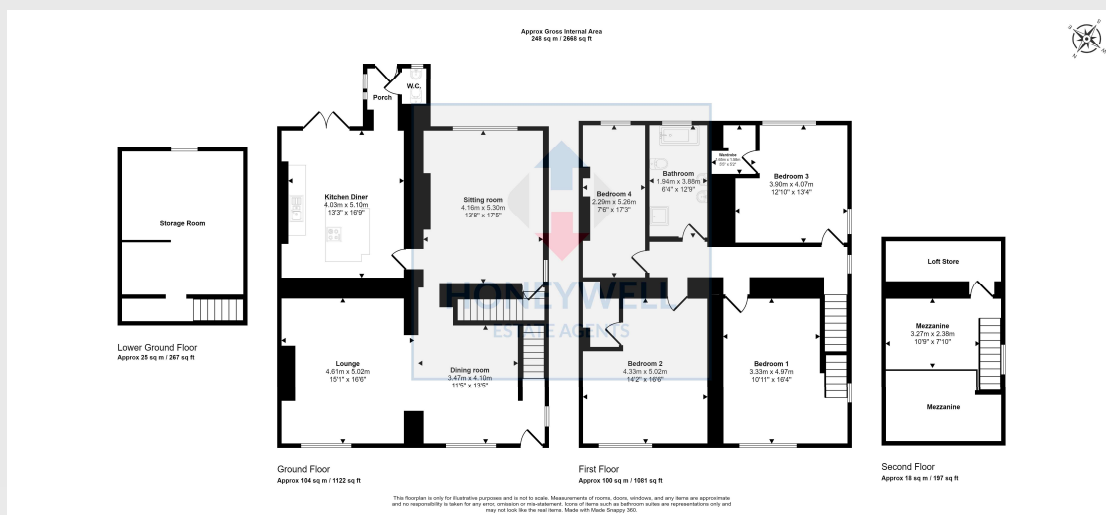
SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of this property is C.





*Lane Top Farm, 515 Wheatley Lane Road, Fence, BB12 9EB
CD/CJ/041024*

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