



Grains Barn Farm Fence

Offers in the Region of: £1,150,000



**Pendle Hill
Properties**



Grains Barn Farm, Fence
£1,150,000 Offers in the
Region of

Located in the beautiful village of Fence, this impressive Grade II listed six-bedroom property boasts a lounge, dining room, kitchen/breakfast room, study, garden room, three large bedrooms with ensembles, three further bedrooms, shower room, games area, large wraparound gardens, outbuildings and approx. five acres of land.



LOUNGE

A spacious room with stunning original wooden beam features comprises wood flooring, ceiling and wall light points, modern wood burning stove, double glazed windows looking out onto the surrounding gardens.

KITCHEN/ BREAKFAST ROOM

A large fully equipped kitchen with stone floors briefly comprises a range of wall and base mounted units, laminate work surfaces, under-mount sink and mixer tap, integrated fridge freezer, dishwasher, oven and microwave. 5 ring induction hob, breakfast bar, double glazed windows and ceiling light points.

DINING ROOM

A stunning, large dining room briefly comprises a beautiful feature stone wall with arrow slit windows, floor-to-ceiling glass panels and doors, carpeted flooring, ceiling light, and spotlights and radiators.

STUDY

Utilized currently as a second lounge, a study briefly comprises laminate flooring, ceiling light points, double-glazed windows, a radiator, and access to a downstairs WC.

DOWNSTAIRS WC

A downstairs WC briefly comprises tiled flooring with half-panelled walls, low level wc, pedestal sink, ceiling light point, and radiator.

MASTER BEDROOM WITH EN-SUITE

A stunning, large master bedroom suite with original wood beam features boasts fitted wardrobes, carpeted flooring, double-glazed and Velux windows, ceiling light points, and radiators.

The ensuite comprises of a freestanding bath, shower cubicle low level WC, pedestal sink and bidet, towel warmer, tiled walls and flooring, ceiling spotlights and double-glazed windows.

BEDROOM TWO WITH EN-SUITE

Located on the ground floor, a large double bedroom briefly comprises wooden beam features, double glazed windows, carpeted flooring, ceiling light points and a radiator. The ensuite comprises of a shower cubicle low-level WC, floating basin sink, towel warmer, tiled walls and flooring, and ceiling spotlights.

SHOWER ROOM

A spacious shower room, with a stone wall feature, comprises a walk-in tiled, shower cubicle, ceiling spotlights, towel warmer, double-glazed windows, low level WC, pedestal sink, and tiled flooring.

BEDROOM THREE

A large bedroom, with stone wall features, briefly comprises carpeted flooring, fitted furniture, double-glazed windows, wall lights and radiators.

BEDROOM FOUR

Located on the first floor, a large fourth bedroom briefly comprises fitted wardrobes, a double-glazed window, carpeted flooring, ceiling light point, and a radiator.

ANNEX BEDROOM FIVE

Located in the attached annexe and is currently utilised as a fifth bedroom boasting double glazed windows, carpeted flooring, ceiling light point and radiator.

ANNEX ENSUITE

An ensuite shower room briefly comprises a walk-in shower cubicle, tiled flooring and walls, low-level WC, a pedestal sink and towel warmer.

ANNEX BEDROOM SIX

Located on the first floor, a double bedroom comprises wooden beam features, double glazed windows, wall lights, fitted wardrobes, radiator. and carpeted flooring

EXTERNAL

The property boasts a long, private driveway to the house, with ample parking, several outbuildings once utilised as stables, large gardens covering five acres.

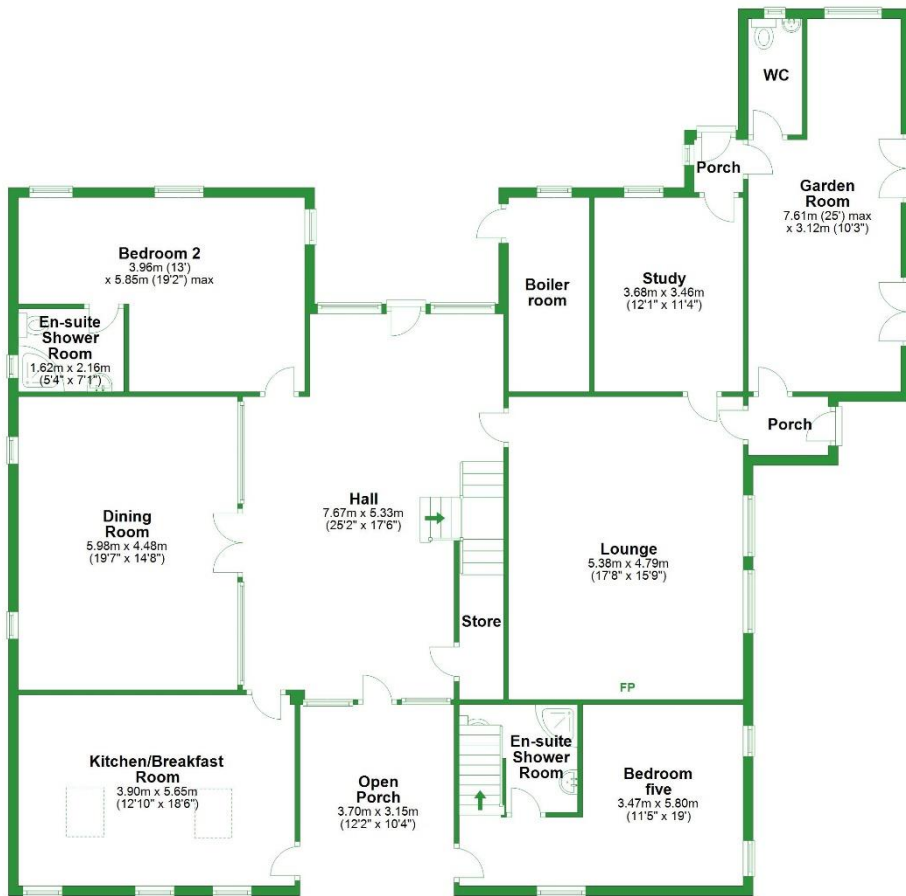
ADDITIONAL INFORMATION

Tenure = Freehold
Council Tax Band = F
Oil central heating.



Ground Floor

Approx. 227.0 sq. metres (2443.6 sq. feet)

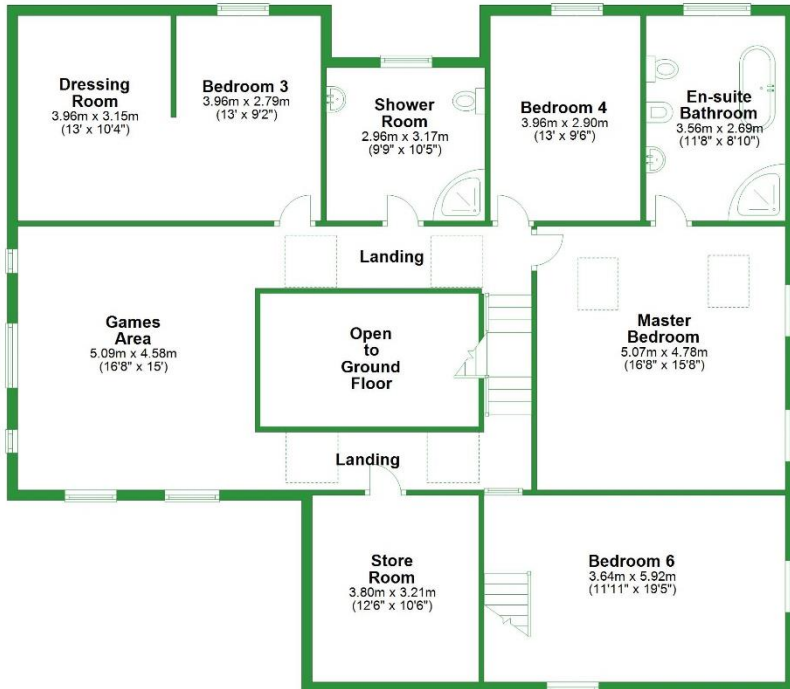


Total area: approx. 392.8 sq. metres (4227.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 165.7 sq. metres (1784.0 sq. feet)



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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