



This beautifully designed three-bedroom family home is located in the heart of the desirable village of Fence, on the historic site of the former Harper's Inn. Built in late 2018 and finished to an exceptional standard throughout, this high-specification property combines sleek contemporary design with everyday comfort, offering spacious accommodation ideal for modern family living.

Set on a generous plot with off-road parking, a private rear garden, and stylish, well-appointed interiors, this home is perfectly suited to first-time buyers, young families or downsizers seeking a turnkey property in a prime Pendle location. Highlights include a stunning Nobilia German designer kitchen, luxurious Duravit bathrooms, Porcelanosa tiling with underfloor heating, and French doors that open onto a sunny, secluded garden – perfect for relaxing and entertaining alike.

On entering the property you are welcomed by a bright entrance hallway finished with Porcelanosa tiled flooring, underfloor heating, and a contemporary oak and glass balustrade leading to the first floor. A stylish two-piece cloakroom with WC and wash basin is positioned off the hall. To the front, a separate lounge offers a quiet retreat with a large window, underfloor heating, and ample space for lounge furniture.

The heart of the home is the expansive open-plan kitchen, dining and living area at the rear, designed to suit a modern lifestyle. This superb space is fitted with a range of sleek base and eye-level units complemented by Quartz work surfaces, tiled splashbacks, and high-quality Bosch integrated appliances including induction hob, extractor, fridge/freezer, dishwasher, and washing machine. The Porcelanosa tiled floor with underfloor heating flows seamlessly through the space, while two sets of French doors open directly onto the garden, blurring the line between indoor and outdoor living.

Upstairs, a spacious landing features a striking oak and glass balustrade and a useful storage cupboard housing the combination boiler. The principal bedroom is a generous double with two windows allowing for plenty of natural light. Bedrooms two and three are both good-sized doubles, ideal for family members, guests, or a home office, all served by a luxurious family bathroom. The bathroom is finished to an exceptional standard with modern tiling, a panelled bath with rainfall shower and screen, dual flush WC, wash basin, and chrome heated towel rail.

Externally, the property benefits from a brick-paved driveway providing off-road parking for two vehicles. To the rear is a private, enclosed garden designed to enjoy the sun all day, featuring a paved patio seating area, steps up to a raised lawn, neatly planted borders, and external power and water supply – ideal for family time, entertaining, or simply unwinding.

Fence is a historic and picturesque Pendle village, named after the medieval deer park enclosure it once bordered and renowned today for its welcoming community and charming setting. The village boasts an award-winning choice of gastropubs and restaurants, a handy village store and Post Office, and excellent local schools – all within easy walking distance. Surrounded by stunning countryside, Fence offers superb walking routes straight from the doorstep, including scenic trails through Sabden Fold and up to the iconic Pendle Hill, steeped in history and folklore. Barrowford's boutique shops and motorway links are just minutes away, providing easy access to Burnley, Blackburn and Manchester.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (85).

Council Tax

Band D.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

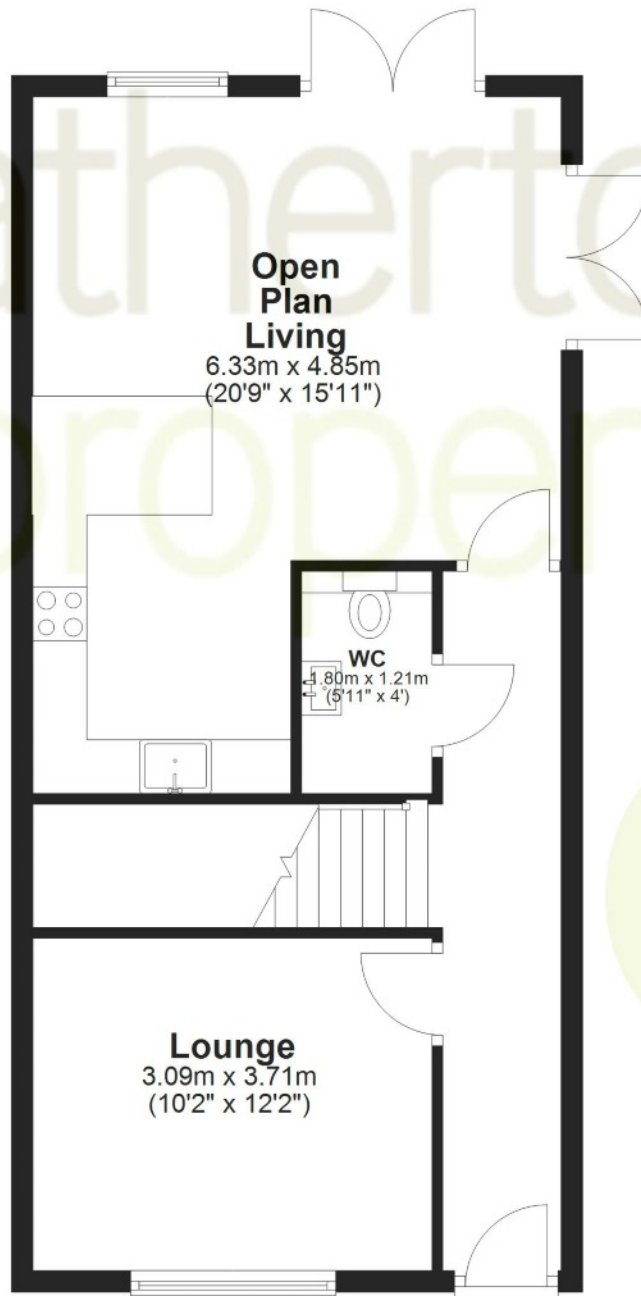
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





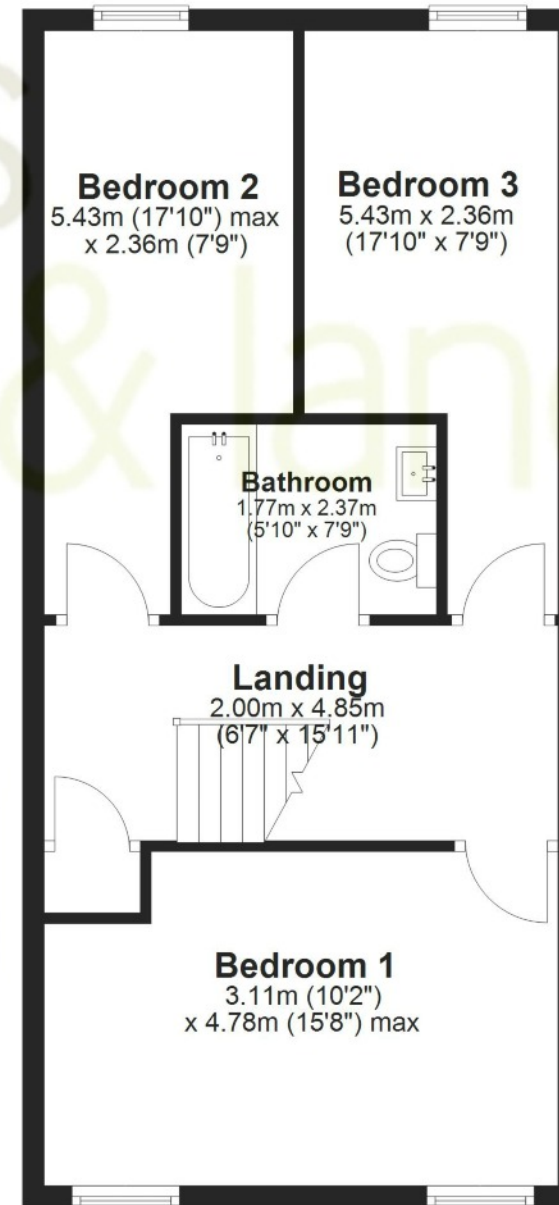
Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



Total area: approx. 104.9 sq. metres (1129.2 sq. feet)





