



Fence House

Barrowford Road | Burnley | BB12 9ER

MSW HEWETSONS



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Guide Price of £1,800,000

Barrowford Road | Higham
Burnley | Lancashire | BB12 9ER

A remarkable detached family home, steeped in history since 1594. Accessed via a beautiful tree-lined drive, this charming period property is set within private gardens and woodlands, surrounded by approximately 10 acres of adjoining land, perfect for equestrian use. The house offers generously sized living spaces, including four reception rooms, a breakfast kitchen, an expansive conservatory, five bedrooms, and three bathrooms. The spacious principal suite enjoys breathtaking views from every room. The home boasts exquisite period features such as an original stone staircase, timber-trussed ceilings, mullioned windows, and elegant marble fireplaces. Additional amenities include an integral three-car garage, a detached timber garden storage building, and a tennis court. This property offers the tranquillity of a rural setting, with excellent motorway links for easy access.

Accommodation Ground Floor

Entrance Hall
Stone flagged floor, half panelled oak walls, entrance door and side window, ceiling lighting.

Sitting Room
Herringbone set parquet 'Amtico' floor, marble 'Adam' style fireplace with recessed log burning stove, High stand radiator., double stone mullioned windows. Original hung stone staircase with traditional timber oak balustrade.

Day Room
'Adam' style fireplace with log burning stove on raised marble hearth. Twin stone mullioned windows, French doors,

high stand antique style cast radiator, timber beamed ceiling.
Inner Hallway
Leading to;

Dining Room
Marble fireplace with raised hearth, beaded cast back and open basket dog grate. Double stone mullioned windows. High stand antique style cast radiator.

Snug
Carved marble fireplace with cast-iron recessed dog grate and marble hearth, fitted shelving, beam ceiling, laminate timber flooring, window.

Breakfast Kitchen
Kitchen by 'Smallbone'
Range of high-quality fitted kitchen furniture including island preparation

area, granite work surfaces, timber blocked preparation area. Built-in microwave oven and electric oven, hob and dishwasher. "Esse" stove , twin windows.

Breakfast Area
Tiled flooring, French doors to rear elevation, glazed roof.

Conservatory
Ceramic tiled flooring, high stand cast radiator.

Pantry
Fitted cupboards and drawers, built-in 'Miele' American fridge freezer, stone flooring, window to rear elevation, radiator.

Hallway
Stone flagged floor, radiator.

Cloakroom
WC, wall mounted wash hand basin on vanity unit, window, radiator.

Utility
Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dryer, fitted wardrobes and cupboards. Gas fired boiler, window to rear elevation.

Garage
Integral, three car garage with double and single garage electrically operated up and over doors. Light power and water installed.

First Floor
Staircase
Traditional stone staircase leading to;

Landing
Open landing area with timber balustrade, reading area with skylight and fitted shelving.

Principal Bedroom
Stone fireplace with log burning stove, feature timber beamed ceiling, windows to gable and rear elevation. Two radiators.

Ensuite Bathroom
Containing five-piece suite comprising roll top cast iron bath with chrome mixer up with hand shower, wash hand basin with marble surround and timber vanity unit beneath, WC, bidet, tiled shower cubicle. High stand cast iron radiator, stone mullioned window.

Inner Landing
Cloaks and cupboards, window.

Dressing Room (additional bedroom)
Radiator, window.

Bedroom Two
Twin windows, high stand cast radiator, fitted wardrobes.

Ensuite Bathroom.
Containing five-piece suit comprising bath in tiled and timber surround, WC, bidet, wash hand basin on tiled and timber surround with fitted mirror, fully tiled shower cubicle. Radiator, window, feature beamed ceiling.

Bedroom Three
Window, high stand cast radiator, fitted wardrobes.

Bedroom Four
Feature timber beamed ceiling, high stand radiator, window, fitted wardrobes and cupboards.

Bedroom Five
Stone mullioned windows, fitted cupboards and wardrobes, stand cast radiator,

Ensuite Shower
containing three-piece suite comprising WC, pedestal wash hand basin, fully tiled shower cubicle, chrome radiator towel rail.

Bedroom Six (box room)
Velux skylight, radiator.

House Bathroom
Roll top bath, pedestal wash hand basin in timber cupboards and fitted mirror, WC, chrome radiator towel rail, half-timber panelled walls, window.

Garage
Integral three car garage with electrically operated up and over door to both

sections, light, power and water installed. Window to rear elevation.

External Entrance
Approached off the main highway onto a stunning tree lined tarmacadam driveway, that leads to a historic stone archway, marking the entrance to the formal grounds surrounding the house.

Jacuzzi
Timber jacuzzi and sauna.

Gardens
The gardens are mainly laid to lawns to all elevations with chipping drive leading to the front, side and rear. The front gardens are of a traditional well-defined design with established trees and shrub borders with walled garden areas and a small orchard with various fruit trees.

To the rear of the property is a large private stone walled garden area with feature plantings and open flagged patio area. Beyond the main chipping drive is an original stone set flagged private parking area gaining access to the integral garage. The garden and driveway curtilage extends to approximately 2 acres overall.

Detached Garden Storage
Attractive detached solid English oak timber framed garden storage with cedar shingle roof suitable for storing mowing machines and garden equipment.

Coppice of Trees
To the side elevation is a coppice of trees with a tarmacadam tennis court.

Land
The property owns the land to the front, side and rear of the property extending to approximately 10 acres.

Property Information
Gas fired central heating and double glazing throughout.

Solar Panels
4kw solar panel bank feeding the main house.

Services
Mains water, main electricity, mains gas, sewerage to private septic tank.

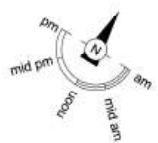
Tenure
Freehold with the benefit of vacant possession upon legal completion.

Council Tax
Band H payable to Pendle Council.

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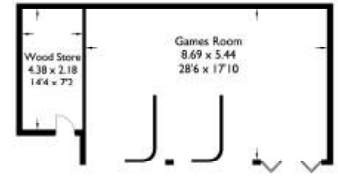
Approximate Gross Internal Area : 460.24 sq m / 4953.98 sq ft
 Outbuilding : 57.25 sq m / 616.23 sq ft
 Garage : 55.78 sq m / 600.41 sq ft
 Total : 573.27 sq m / 6170.62 sq ft



Ground Floor



First Floor



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







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