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## Noggarth Road, Fence, BB12 9PN

### Offers Over £795,000

AN IMPRESSIVE PERIOD HOME IN THE HEART OF THE COUNTRYSIDE

Nestled on the charming Noggarth Road in Fence, Burnley, this stunning detached period home is a true gem waiting to be discovered. Dating back to 1905, this property exudes character and charm with its stone mullioned windows, corniced coving, and high ceilings.

Boasting six generously sized bedrooms, this home is perfect for a growing family or for hosting guests comfortably. The four reception rooms offer flexibility to cater to the needs of modern family life, providing ample space for relaxation and entertainment.

One of the standout features of this property is its extensive gardens, a haven for both children to play and adults to unwind. Imagine summer evenings spent on the paved patio, enjoying the impressive views over the fields to the rear. Additionally, the vegetable garden is a delightful touch for those with green fingers. The small woodland presents an opportunity for keeping animals.

What sets this property apart, is the potential it holds for personalisation and customisation. Here is your chance to turn this house into your forever home, tailored to your unique taste and style.

Don't miss out on the opportunity to own a piece of history with this magnificent detached home on Noggarth Road. Embrace the character, enjoy the space, and create the home of your dreams in this idyllic setting.

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# Noggarth Road, Fence, BB12 9PN

## Offers Over £795,000

 6  2  4  C

- Exceptional Detached Property
- Spacious Reception Rooms
- Tenure Freehold. Council Tax Band G
- EPC Rating C
- Six Double Bedrooms
- Extensive Gardens With Enviaible Open Views
- Brand New Roof With Forty-Four Fitted Solar Panels 18Kwh

- Stunning Main Bedroom Suite With Roll Top Bath
- Off Road Parking & Garage
- Securely Fenced Copse

### Ground Floor

#### Entrance Porch

8'8 x 4'8 (2.64m x 1.42m)

Composite double glazed entrance door, UPVC double glazed window and doors to pantry, laundry room and inner hall.

#### Pantry

5'3 x 2'10 (1.60m x 0.86m)

Hardwood single glazed window.

#### Laundry Room

6'8 x 2'10 (2.03m x 0.86m)

Plumbing for washing machine and space for dryer.

#### Inner Hall

12'4 x 4'6 (3.76m x 1.37m)

UPVC double glazed window, central heating radiator, open to the kitchen, doors to cloakroom and further hall and UPVC double glazed French doors to the rear.

#### Cloakroom

9'8 x 3'10 (2.95m x 1.17m)

UPVC double glazed window, two boilers, meters and solar panel system.

#### Kitchen

20'5 x 9'8 (6.22m x 2.95m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher and space for American fridge freezer.

#### Further Hall

18'5 x 3'9 (5.61m x 1.14m)

UPVC double glazed window, central heating radiator, understairs storage and doors to main hall and parlour.

#### WC

6'10" x 3'11" (2.10 x 1.2)

UPVC double glazed frosted window, wash basin, toilet and fitted broom cupboard.

#### Parlour

13'3 x 12'11 (4.04m x 3.94m)

UPVC double glazed stone mullion window, central heating radiator, picture shelf, fitted bookshelves, electric log burning effect stove and fitted alcove storage.

#### Main Hall

15' x 10'6 (4.57m x 3.20m)

UPVC double glazed stone mullion window, central heating radiator, log burner, wood panelled elevations, parquet flooring, stairs to the first floor and doors to dining room and sitting room.

### Dining Room

21'7 x 17'11 (6.58m x 5.46m)

UPVC double glazed window, UPVC double glazed stone mullion bay window, two central heating radiators, cornice coving and electric log burning effect stove.

### Sitting Room

21'3 x 18'10 (6.48m x 5.74m)

UPVC double glazed window, UPVC double glazed stone mullion window, three central heating radiators, cornice coving, open fire and surround and UPVC double glazed door to the rear.

### First Floor

#### Landing

Single glazed leaded stone mullion window with secondary glazing, two central heating radiators, stairs to the second floor and doors to five bedrooms, bathroom and WC.

#### Bedroom One

14'6 x 14'1 (4.42m x 4.29m)

UPVC double glazed window and open to the bath area.

#### Bath Area

11'7 x 4'11 (3.53m x 1.50m)

UPVC double glazed stone mullion window, central heating radiator , freestanding roll top bath, fitted storage and tiled flooring.

#### En Suite

7'7 x 5'5 (2.31m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, walk in direct feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

17'11 x 14'10 (5.46m x 4.52m)

Two UPVC double glazed windows, central heating radiator, fitted storage and wall mounted wash basin.

#### Bedroom Three

14'3 x 13'9 (4.34m x 4.19m)

UPVC double glazed window, central heating radiator, picture rail, fitted storage and vanity top wash basin.

#### Bedroom Four

13'10 x 13'2 (4.22m x 4.01m)

Two UPVC double glazed windows, central heating radiator and fitted storage.

#### Bedroom Five

13' x 10'8 (3.96m x 3.25m)

UPVC double glazed window, central heating radiator and picture rail.

#### Bathroom

8'4 x 6'1 (2.54m x 1.85m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations and tile effect flooring.

### WC

8'4 x 2'11 (2.54m x 0.89m)

UPVC double glazed frosted window, low basin WC, dado rail and tile effect flooring.

### Second Floor

#### Landing

UPVC double glazed stone mullion window and doors to attic room and bedroom six.

#### Bedroom Six

14'8 x 12'7 (4.47m x 3.84m)

UPVC double glazed window and central heating radiator.

#### Attic Room

9'9 x 8'6 (2.97m x 2.59m)

Velux window.

### External

#### Front

Gated access to the property with crazy paving and planted beds.

#### Rear

Laid to lawn gardens with crazy paved patios, mature trees and open view. There is also off road parking for numerous vehicles, a garage, numerous outbuildings, vegetable gardens and space for a chicken coop. To the side of the property there is a securely fenced wooded area.



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