





Hilton &  
Horsfall

## Harpers Cottage, Wheatley Lane Road, Fence Offers In The Region Of £230,000

- Fully renovated & extended to a high standard
- Immaculate character cottage
- Wood-burning stove with flue liner
- South-facing garden with raised deck
- Recent upgrades (roof, boiler, windows)
- No onward chain

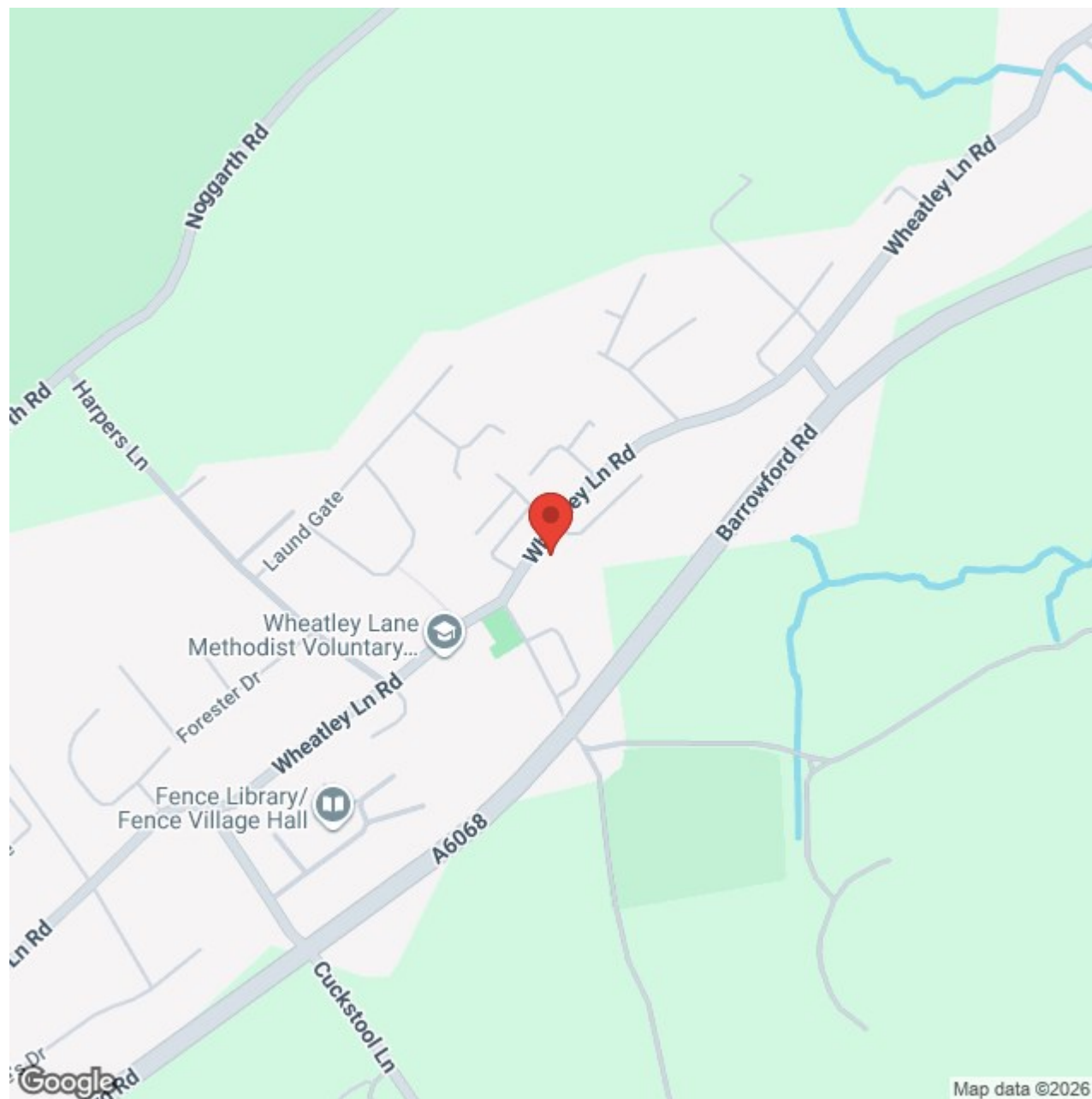
Harpers Cottage is a beautifully renovated and extended two-bedroom character home, presented to an immaculate standard throughout.

Blending traditional cottage charm with tasteful modern finishes, this stunning property offers a spacious living room with exposed beams and a wood-burning stove, alongside a bright and stylish dining kitchen forming part of the rear extension. Every aspect of the home has been carefully upgraded, creating a turnkey property ready for immediate enjoyment. Externally, the cottage benefits from a beautifully maintained south-facing garden with a raised decked seating area, ideal for outdoor relaxation and entertaining. Further highlights include recent roof replacements, a modern combi boiler, upgraded UPVC windows, a composite front door, and the advantage of being offered with no onward chain. This exceptional home will appeal to a wide range of buyers including those seeking a charming residence, weekend retreat or investment opportunity.















## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hall providing access into the property, featuring a glazed internal door opening into the living room and a staircase leading to the first floor. This practical space sets the tone for the cottage, offering a bright and inviting introduction while maintaining the character and quality of finish evident throughout the home.

#### LIVING ROOM 18'3" x 14'9" (5.57m x 4.50m)

A beautifully presented and impressively spacious reception room full of charm and character, featuring exposed ceiling beams, quality wood flooring and an attractive wood-burning stove creating a warm and inviting focal point. The room offers generous proportions ideal for both relaxing and entertaining, while natural light flows through the front-facing UPVC window, enhancing the bright yet cosy atmosphere. Additional benefits include a useful under-stairs storage cupboard, adding practical everyday functionality.

#### DINING KITCHEN 11'7" x 14'10" (3.55m x 4.53m)

A beautifully designed and impressively bright dining kitchen, forming part of the rear extension and finished to a high standard throughout. The space features a comprehensive range of modern fitted units complemented by wood-effect

work surfaces and stylish splashbacks, along with integrated appliances including an oven, hob and extractor. The room offers ample space for dining and everyday living, enhanced by the vaulted ceiling with skylight window which floods the area with natural light. UPVC French doors provide direct access to the south-facing garden and raised deck, seamlessly blending indoor and outdoor living.

#### FIRST FLOOR / LANDING

Providing access to all first-floor rooms, creating a natural flow between the bedrooms and shower room. This well-proportioned space continues the property's neutral décor and well-presented finish, enhancing the sense of brightness throughout the upper floor.

#### BEDROOM ONE 8'7" x 14'10" (2.63m x 4.54m)

A beautifully presented and generously proportioned double bedroom positioned to the front of the property, offering a bright and relaxing atmosphere. The room features neutral décor, quality carpeting and ample space for bedroom furnishings, while the front-facing UPVC window allows for excellent natural light. This inviting bedroom perfectly complements the cottage's character while maintaining a clean and modern finish.

#### BEDROOM TWO 9'4" x 6'4" (2.85m x 1.95m)

A beautifully presented and tastefully decorated bedroom offering a bright and comfortable space, ideal for guests, family or use as a home office. The room features neutral décor, quality carpeting and a UPVC window allowing for pleasant natural light, creating a calm and relaxing atmosphere. This versatile room complements the overall high standard of finish found throughout the property.

#### SHOWER ROOM 6'8" x 8'0" (2.05m x 2.45m)

A beautifully presented and stylishly appointed shower room finished to a high standard, comprising a modern three-piece suite including a walk-in shower enclosure, low-level WC and pedestal wash hand basin. The space is enhanced by contemporary fittings, tasteful décor and quality flooring, creating a bright and fresh atmosphere. This well-designed room perfectly complements the property's overall immaculate condition and modern finish.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/harpers-cottage-fence>

### LOCATION

Situated in the highly desirable village of Fence, this charming cottage enjoys a wonderful semi-rural setting surrounded by beautiful countryside while remaining conveniently positioned for access to nearby amenities. Fence is renowned for its picturesque scenery, welcoming community and excellent transport links to neighbouring towns including Burnley, Barrowford and Nelson. The area offers a superb balance of peaceful village living with everyday convenience, making it particularly appealing to a wide range of buyers including those seeking a permanent residence, weekend retreat or investment opportunity.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

To the rear of the property is a beautifully maintained south-facing garden designed for low maintenance enjoyment, featuring a raised decked seating area ideal for outdoor dining and entertaining, alongside an attractive artificial lawn and paved patio space. The garden offers a wonderful balance of practicality and relaxation, enjoying excellent sunlight exposure and a pleasant degree of privacy. This charming outdoor space perfectly complements the character and high standard of presentation found throughout the cottage.

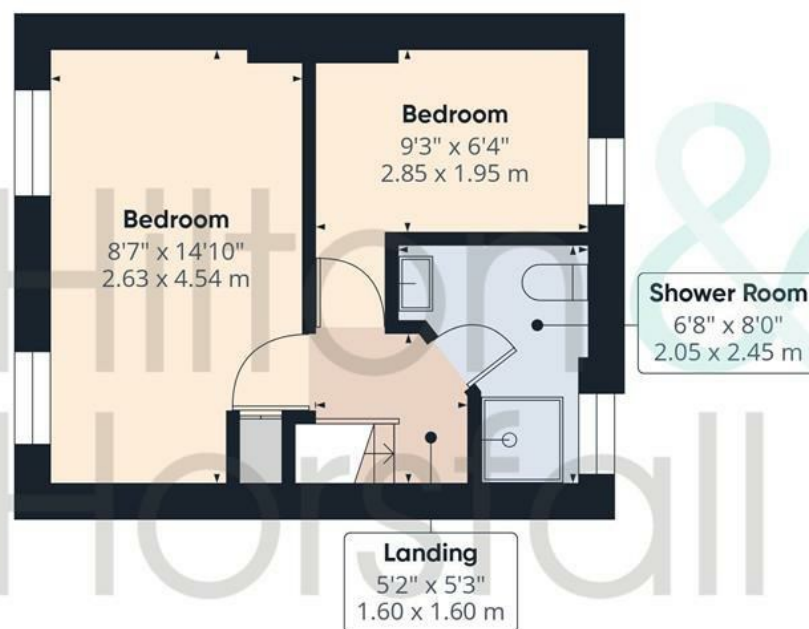


Ground Floor

Approximate total area<sup>(1)</sup>

692 ft<sup>2</sup>

64.3 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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