

Ingle Cottage, Tunstall Fold, Fence

OFFERS IN THE REGION OF £499,950







Tunstill Fold, Fence

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- Beautiful character cottage in the highly sought-after village of Fence
- Four well-proportioned bedrooms
- Charming living spaces with exposed beams and multi-fuel stoves
- Spacious dining kitchen and separate garden room
- Attractive bathroom with freestanding roll-top bath
- Within walking distance of the Michelin-starred White Swan restaurant
- Two side by side parking spaces



Located within the highly sought-after village of Fence, this charming stone-built cottage is full of character and offers beautifully presented accommodation throughout. The property blends traditional features such as exposed beams and stonework with comfortable modern living spaces, creating a warm and inviting home. The ground floor comprises a welcoming sitting room and living room, both enjoying feature fireplaces, along with a spacious dining kitchen, a practical laundry room and a delightful garden room overlooking the rear garden. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room, along with a charming family bathroom featuring a freestanding roll-top bath. Externally the property benefits from a beautifully maintained garden with lawn, planted borders and seating areas ideal for outdoor dining and relaxation, together with private off-road parking to the rear. Positioned within walking distance of the Michelin-starred White Swan and surrounded by picturesque countryside, this is a wonderful opportunity to acquire a character home in one of Pendle's most desirable villages.







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GROUND FLOOR

ENTRANCE

LIVING ROOM 5.73m x 4.46m (18'9" x 14'7")

A beautifully presented living room full of charm and character, featuring exposed ceiling beams and a striking stone fireplace with a multi-fuel stove set upon a stone hearth, creating a wonderful focal point to the room. The space offers ample room for comfortable seating and benefits from windows allowing plenty of natural light, enhancing the warm and inviting atmosphere of this delightful cottage reception room.

SITTING ROOM 5.79m x 4.92m (18'11" x 16'1")

A stunning and characterful sitting room featuring exposed ceiling beams and an impressive stone fireplace with a multi-fuel stove set within, creating a wonderful focal point to the room. The space offers a warm and inviting atmosphere with ample room for seating, making it ideal for relaxing or entertaining. The room provides access through to the dining kitchen and living room, with a staircase leading to the first floor.

DINING KITCHEN 5.86m x 3.83m (19'2" x 12'6")

A spacious and characterful dining kitchen forming the heart of the home. The room features exposed ceiling beams and offers ample space for a large dining table, creating a wonderful setting for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units with wooden work surfaces, incorporating a Belfast sink, space for a range cooker with extractor above and additional appliance space. Windows allow natural light to fill the room while enjoying pleasant outlooks, further enhancing the warm and welcoming atmosphere of this charming cottage kitchen.

LAUNDRY ROOM 2.54m x 1.53m (8'3" x 5'0")

A practical laundry room fitted with plumbing for a washing machine and space for a tumble dryer. The room benefits from fitted shelving providing useful storage and a stained glass internal window allowing light through from the kitchen. Ideal for keeping household appliances and laundry separate from the main living areas.

GARDEN ROOM 2.68m x 3.76m (8'9" x 12'4")

A lovely light-filled garden room enjoying views over the rear garden. Featuring a vaulted ceiling with exposed timber framework and a glazed surround, the space is filled with natural light creating a relaxing place to sit and unwind. Tiled flooring runs throughout and double doors provide access out to the rear parking area, with internal access leading through to both the dining kitchen and laundry room.

FIRST FLOOR / LANDING

A spacious and characterful first floor landing featuring impressive exposed timber beams which add to the charm and character of the home. The landing provides access to the bedrooms and bathroom and benefits from a window allowing natural light into the space while enjoying pleasant outlooks.

BEDROOM ONE 5.79m x 4.47m (18'11" x 14'7")

A generous and beautifully presented double bedroom offering ample space for freestanding furniture. The room benefits from recessed ceiling spotlights and three windows set within stone surrounds allowing plenty of natural light while enjoying pleasant outlooks. This comfortable principal bedroom also provides access through to a private ensuite shower room.

SHOWER ROOM 2.04m x 2.21m (6'8" x 7'3")

A modern three-piece ensuite comprising a walk-in shower with glass enclosure, pedestal wash basin and low-level WC. The room is partly tiled and benefits from a window to the front elevation allowing natural light into the space.

BEDROOM TWO 3.75m x 3.99m (12'3" x 13'1")

A well-proportioned double bedroom featuring two windows set within attractive stone surrounds allowing plenty of natural light into the room while enjoying pleasant outlooks to the rear. The space comfortably accommodates bedroom furniture and offers a bright and airy feel throughout.

BEDROOM THREE 3.29m x 2.51m (10'9" x 8'2")

A comfortable bedroom featuring an exposed beam adding character to the room. The space benefits from a window to the rear elevation set within a stone surround, allowing natural light into the room while enjoying pleasant outlooks. Ideal as a bedroom, nursery or home office.

BEDROOM FOUR 3.29m x 2.39m (10'9" x 7'10")

A well-proportioned bedroom currently utilised as a home office. The room benefits from a window to the rear elevation set within a stone surround allowing natural light into the space, while exposed timber detailing adds character. A versatile room that could be used as a bedroom, study or hobby room depending on requirements.

BATHROOM 3.89m x 1.94m (12'9" x 6'4")

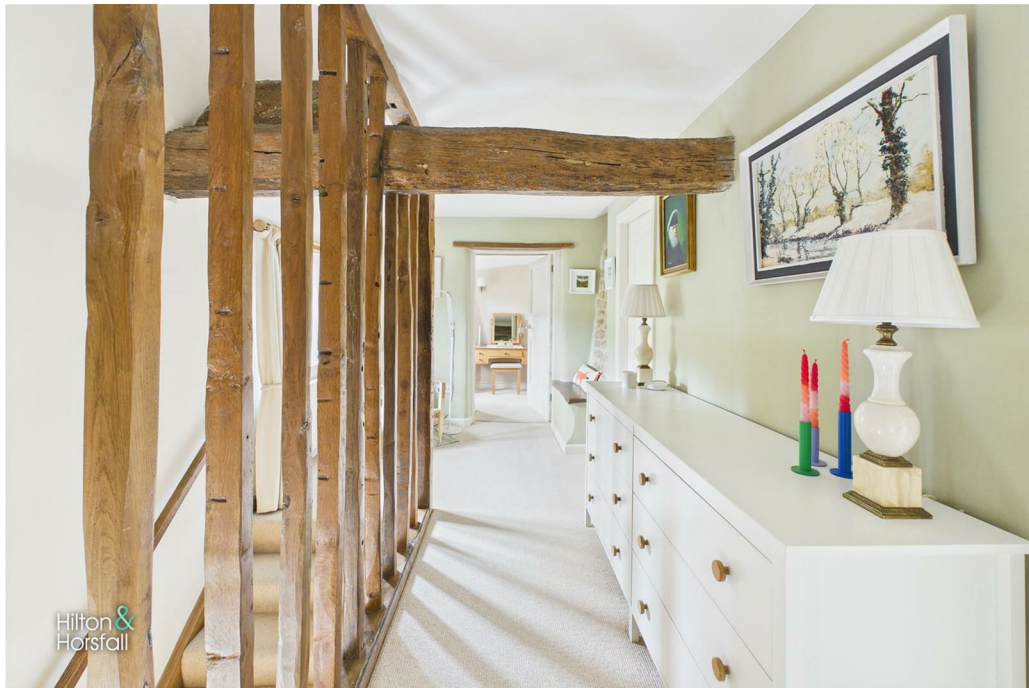
A charming three-piece bathroom suite comprising a freestanding roll-top bath with shower over, pedestal wash basin and low-level WC. The room features attractive panelling and benefits from a window to the front elevation allowing natural light into the space, creating a bright and relaxing environment.

360 DEGREE VIRTUAL TOUR

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







LOCATION

Situated within the highly sought-after village of Fence, this charming home enjoys a picturesque setting surrounded by beautiful countryside while still being conveniently positioned for access to nearby towns such as Barrowford and Burnley. Fence is well regarded for its strong sense of community and its collection of traditional stone-built properties, making it one of the area's most desirable villages. Just a short walk away is the renowned White Swan restaurant, a Michelin-starred dining destination that attracts visitors from across the region, along with a selection of scenic countryside walks right on the doorstep. The location also offers excellent access to local amenities, schools and transport links, making it ideal for those seeking village living with everyday convenience.

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Hilton & Horsfall











Ground Floor



PRESTIGE

Floor 1



Approximate total area⁽¹⁾

1824 ft²

169.4 m²

Reduced headroom

12 ft²

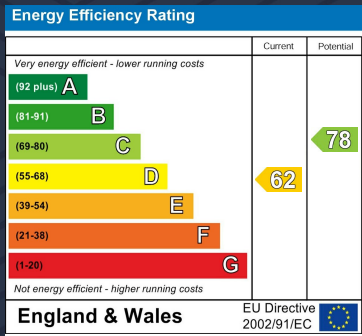
1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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



BURNLEY & PENDLE
 75 GISBURN ROAD,
 BARROWFORD, BB9 6DX
 01282 560 024

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