Hilton & Horsfall


Hilton &
Horsfall

BB12 9PJ

Greystones Drive, Fence
Offers In The Region Of £325,000

• Three bedroom detached bungalow • Highly sought-after Fence village location • Spacious living room with feature fireplace and stove • Generous dining kitchen with ample dining space • Driveway providing off-road parking and attached garage • Attractive front and rear gardens with mature planting

A well-presented three-bedroom detached bungalow situated in the highly sought-after village of Fence. Offering spacious and versatile accommodation arranged entirely on one level, the property comprises a welcoming hallway, generous living room with feature fireplace and freestanding stove, an impressive dining kitchen with ample space for entertaining, three bedrooms and a three-piece bathroom. A useful rear entrance/utility area provides additional practicality. Externally, the bungalow benefits from a small lawned garden to the front, driveway providing off-road parking and an attached garage. To the rear is an attractive and established garden with lawn, paved areas, mature planting and hedging providing a good degree of privacy. Positioned within easy reach of village amenities, beautiful Pendle countryside and excellent transport links, this appealing bungalow is ideally suited to those seeking comfortable single-level living in one of the area's most desirable villages.

Hilton & Horsfall

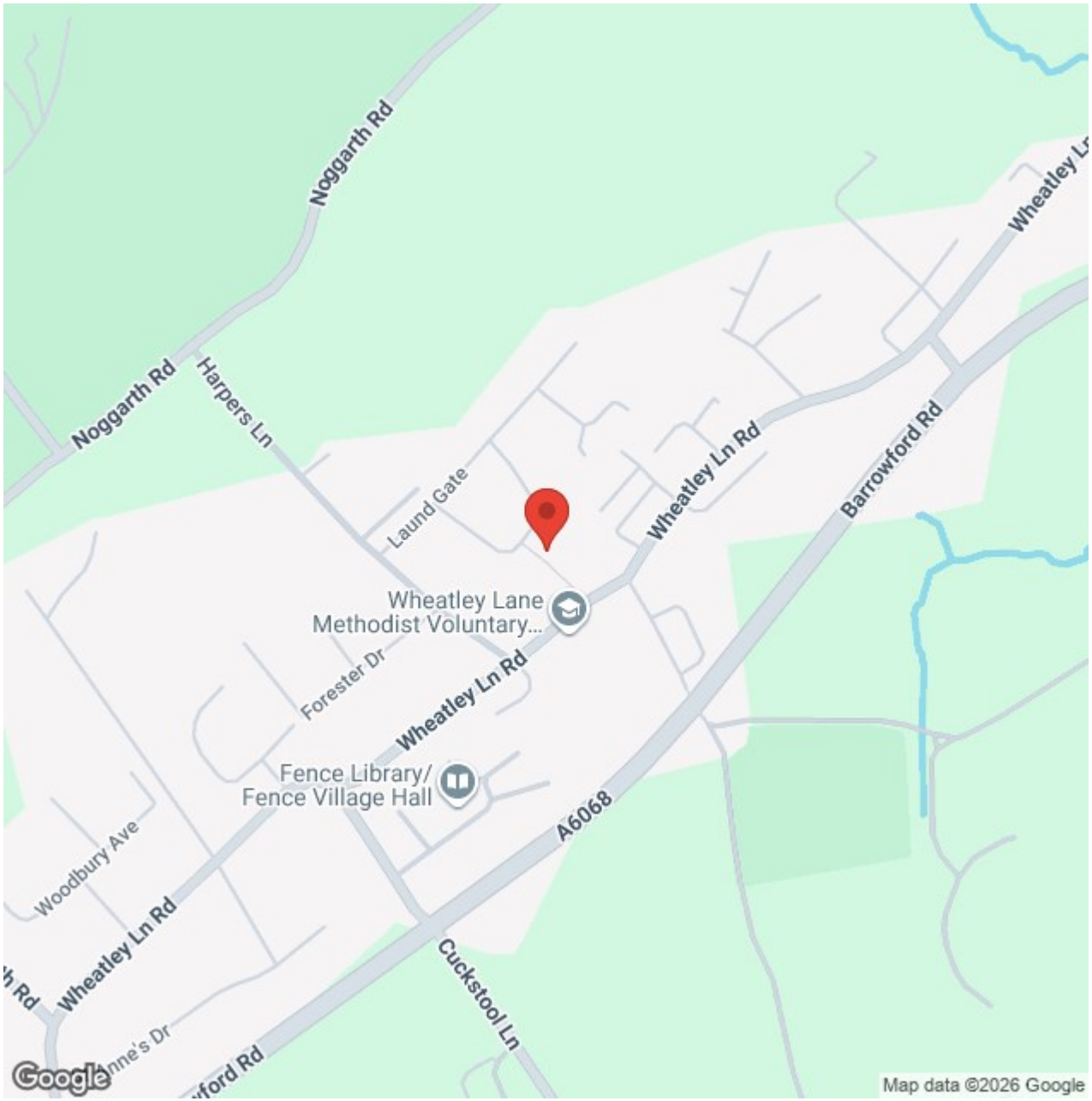
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


BREAD
Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Noggarth Rd
Harpers Ln
Laund Gate
Wheatley Ln Rd
Barrowford Rd
Wheatley Lane Methodist Voluntary...
Forester Dr
Fence Library/ Fence Village Hall
A6068
Woodbury Ave
Cuckstool Ln
Google
Map data ©2026 Google


gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Barley
Roughlee
Newchurch-in-Pendle
Barrowford
Sabden Fold
Fence
Nelson
Higham
Brierfield
M65
Google
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall

BB12 9PJ

Lancashire

A well-presented three-bedroom detached bungalow situated in the highly sought-after village of Fence. Offering spacious and versatile accommodation arranged entirely on one level, the property comprises a welcoming hallway, generous living room with feature fireplace and freestanding stove, an impressive dining kitchen with ample space for entertaining, three bedrooms and a three-piece bathroom. A useful rear entrance/utility area provides additional practicality. Externally, the bungalow benefits from a small lawned garden to the front, driveway providing off-road parking and an attached garage. To the rear is an attractive and established garden with lawn, paved areas, mature planting and hedging providing a good degree of privacy. Positioned within easy reach of village amenities, beautiful Pendle countryside and excellent transport links, this appealing bungalow is ideally suited to those seeking comfortable single-level living in one of the area's most desirable villages.

GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 18'10" x 10'11" (5.75m x 3.35m)
A spacious and well-presented reception room with a large window providing plenty of natural light and pleasant views over the garden. The focal point is a feature fireplace housing a freestanding stove, complemented by a neutral décor, decorative coving and ample space for a range of lounge furniture.

DINING KITCHEN 21'3" x 10'10" (6.49m x 3.32m)
A particularly spacious dining kitchen offering excellent room for both everyday cooking and entertaining. The kitchen is fitted with a range of wall and base units, complementary work surfaces, inset sink, gas hob with extractor over, built-in oven and space for further appliances. There is ample room for a dining table and chairs, with windows providing good natural light and a door giving access towards the rear entrance/utility area.

UTILITY / REAR ENTRANCE 8'7" x 5'5" (2.62m x 1.67m)
A useful utility and rear entrance area providing additional practicality, with space for household appliances and storage. Finished with a tiled floor and providing access to the rear garden.

BEDROOM ONE 10'9" x 9'9" (3.29m x 2.99m)
A generous double bedroom positioned to the rear of the property, with a window overlooking the garden and providing plenty of natural light. The room benefits from a substantial range of fitted sliding wardrobes, along with ample space for additional bedroom furniture.

BEDROOM TWO 8'3" x 11'10" (2.54m x 3.62m)
A well-proportioned bedroom positioned to the front of the bungalow, with a large window providing plenty of natural light. The room is finished in a neutral palette with decorative wall panelling, coving and ample space for a range of bedroom furniture.

BEDROOM THREE 9'5" x 8'9" (2.88m x 2.69m)
A comfortable third bedroom with a window allowing plenty of natural light, radiator and space for a single bed together with additional bedroom furniture. Ideal for use as a child's bedroom, guest room or home office.

BATHROOM 5'9" x 8'9" (1.76m x 2.68m)
A well-appointed three-piece bathroom comprising a panelled bath with electric shower over and folding glass screen, low-level WC and wash basin set within a vanity unit. Finished with tiled walls, a heated towel rail and an obscured window providing natural light and ventilation.

GARAGE 17'0" x 8'11" (5.19m x 2.74m)
A useful detached single garage providing secure parking or excellent additional storage space. Accessed via an up-and-over door, with power and lighting, and offering further potential as a workshop or hobby space.

LOCATION
Situated in the highly sought-after village of Fence, the property enjoys a convenient position within easy reach of local amenities, popular pubs and restaurants, countryside walks and everyday facilities. Fence is particularly well regarded for its attractive village setting and excellent access to the surrounding Pendle countryside. The nearby towns of Barrowford, Nelson and Burnley provide a wider range of shopping and leisure facilities, while excellent road links, including access to the M65 motorway network, make the property well placed for commuters travelling throughout East Lancashire and beyond.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/greystonesdrivefence

PUBLISHING
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

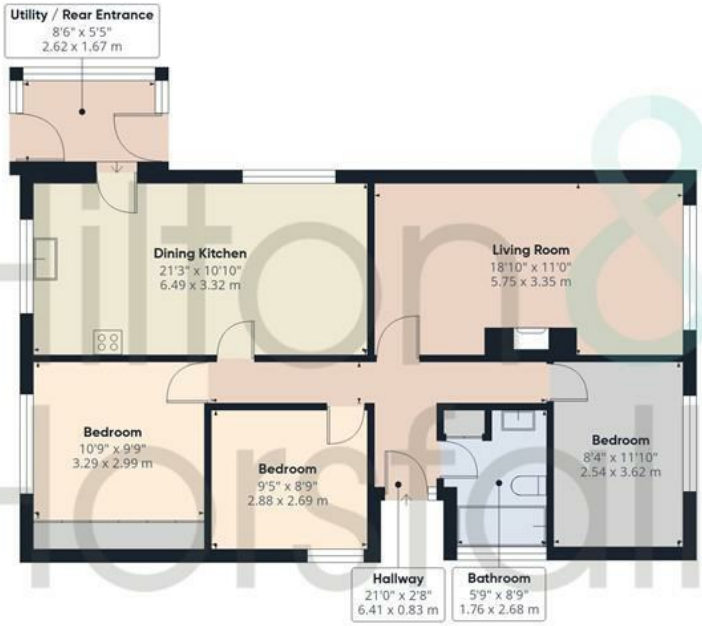

Hilton &
Horsfall



BB12 9PJ

OUTSIDE

Externally, the property occupies a pleasant position on Greystones Drive with mature hedging providing a good degree of privacy. To the front is a small lawned garden together with a driveway providing off-road parking and access to the attached garage. To the rear is an established and well-maintained garden with a lawn, paved pathway and a variety of mature shrubs, hedging and planted borders, creating an attractive and private outdoor space.



Ground Floor Building 1



Ground Floor Building 2

Hilton & Horsfall

Approximate total area(1)

1083 ft²

100.7 m²

(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.


Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024