



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Higham Road, Padiham, BB12 9AP

Offers Over £850,000

A SOPHISTICATED SHOWCASE OF DETACHED FAMILY LIVING - APPROX. 3065 SQUARE FEET

Set on the prestigious Higham Road on the cusp of the sought-after town of Padiham, this remarkable detached residence exudes elegance and sophistication. Originally built in 1947 and meticulously refurbished and extended in 2016, the home perfectly fuses classic architectural charm with contemporary luxury. Bathed in natural light, many rooms enjoy dual-aspect windows that enhance the sense of space and refinement.

The property offers four impressive reception rooms, providing versatile spaces for formal entertaining and relaxed family living. Four spacious bedrooms and two beautifully appointed bathrooms ensure comfort and style throughout. Intelligent smart lighting, bespoke fittings, and zoned LED downlights add a seamless modern touch, creating an ambience of understated opulence.

Occupying a private, gated plot of approximately one-third of an acre, the home is surrounded by mature, landscaped gardens offering complete tranquillity. Expansive Indian stone terraces provide the perfect setting for alfresco dining, framed by breath-taking, uninterrupted views towards Pendle Hill and the Ribble Valley.

Positioned in a highly coveted location, this exquisite residence combines serene countryside living with excellent connectivity - moments from local amenities, motorway links, and direct rail access to Manchester. A distinguished home of rare quality, offering an exceptional lifestyle in one of the area's most desirable settings.

Higham Road, Padiham, BB12 9AP

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**4****2****4****C**

- Outstanding Detached Property - Approx. 3065 Square Feet
 - Presented to Highest Standard Throughout
 - Ample Off Road Parking and Two Storey Garage
 - EPC Rating C
- Four Bedrooms
 - Sought After Location
 - Tenure Freehold

Ground Floor

Entrance Vestibule

5'3 x 2'3 (1.60m x 0.69m)
UPVC double glazed French front doors and door to hall.

Hall

11'3 x 6'3 (3.43m x 1.91m)
Central heating radiator, coving, smoke detector, spotlights, doors leading to three reception rooms, under stairs cloakroom and stairs to first floor.

Under Stairs Cloakroom

6'9 x 3'0 (2.06m x 0.91m)

Lounge

21'5 x 15'6 (6.53m x 4.72m)
Three aluminium double glazed windows, two central heating radiators, coving, smoke detector, feature contemporary gas fire with remote control and double doors to sun room.

Home Study/Office

12'6 x 11'3 (3.81m x 3.43m)
Aluminium double glazed window, central heating radiator, electric fire and full height aluminium double glazed window to reception room three.

Reception Room Three

12'11 x 9'5 (3.94m x 2.87m)
Central heating radiator, engineered wood flooring, door to side hall and steps to open plan kitchen/living area.

Side Hall

4'1 x 3'3 (1.24m x 0.99m)
Engineered wood flooring, doors leading to pantry, WC and open to side vestibule.

Pantry

4'2 x 2'4 (1.27m x 0.71m)

WC

5'11 x 2'4 (1.80m x 0.71m)
Central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, partially tiled elevations, spotlights and tiled flooring.

Entrance Vestibule

6'7 x 5'7 (2.01m x 1.70m)
Feature contemporary Rockdoor entrance door, wood veneer acoustic panelling, fitted storage, engineered wood flooring and open to utility.

Utility

16'7 x 8'1 (5.05m x 2.46m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, plumbing for washing machine, stainless steel sink and drainer with mixer tap, engineered wood flooring, door to garage and UPVC double glazed door to rear.

Garage

21'11 x 16'3 (6.68m x 4.95m)
Two hardwood single glazed frosted windows, electric up and over garage door and stairs to garage first floor.

Garage - First Floor

21'7 x 23'1 (6.58m x 7.04m)
Two hardwood single glazed frosted windows and wall mounted boiler.

Sun Room

18'11 x 15'0 (5.77m x 4.57m)
Two UPVC double glazed windows, two central heating radiators, parquet wood flooring, open to open plan kitchen living area and aluminium double glazed sliding door to rear.

Kitchen

24'9 x 19'8 (7.54m x 5.99m)
Rational fitted kitchen with floating base units and teak 'book matched' tall, illuminated wall units with Silestone solid work surfaces, matching wood effect breakfast bar, integrated Neff oven and combi microwave with warming drawer, Neff five ring induction hob, integrated extractor hood, inset stainless steel sink with boiling water mixer tap, integrated dishwasher, integrated fridge freezer, spotlights, tiled flooring with underfloor heating, extensive aluminium framed glazing to all four aspects, feature Shuco lift and slide panoramic patio doors and aluminium bi-folding doors to rear and roof light.

First Floor

Intermediate Landing

6'10 x 6'3 (2.08m x 1.91m)

Landing

6'6 x 4'5 (1.98m x 1.35m)
UPVC double glazed door to balcony, doors leading to four bedrooms and family bathroom.

Bedroom One

15'4 x 10'0 (4.67m x 3.05m)
Two UPVC double glazed aluminium windows, central heating radiator, fitted wardrobes, open to en suite and dressing room and UPVC double glazed sliding door.

Dressing Room

7'9 x 6'10 (2.36m x 2.08m)

En Suite

8'11 x 8'3 (2.72m x 2.51m)
Two double glazed windows, Zehnder central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, double Villeroy & Boch panel bath in Quarryl with mixer tap and rinse head, spotlights, tiled elevations and tiled flooring with timer control underfloor heating.

Bedroom Two

15'0 x 11'6 (4.57m x 3.51m)
Three UPVC double glazed windows and central heating radiator.

- Two Bathrooms

- Extensive Rear Garden with Open Aspect Views
- Council Tax Band G

Bedroom Three

12'4 x 11'1 (3.76m x 3.38m)
Two aluminium double glazed windows, central heating radiator, spotlights and loft access.

Bedroom Four

12'4 x 10'0 (3.76m x 3.05m)
Aluminium double glazed window, central heating radiator and spotlights.

Bathroom

9'10 x 8'9 (3.00m x 2.67m)
Aluminium double glazed window, central heated towel rail, Villeroy & Boch bathroom suite comprising; dual flush plate WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, Grohe direct feed rainfall shower with rinse head, spotlights, tiled elevations and tiled flooring with timer control underfloor heating.

Covered External Balcony

11'1 x 6'2 (3.38m x 1.88m)
Glass balustrade, socket and lighting.

External

Rear

Extensive laid to lawn garden with bedding areas, slate chippings and open aspect views.

Front

Laid to lawn garden, bedding areas, patio, external hot and cold tap and driveway.

