



Cliffs Farm  
- Since 1696



## Cliffs Farm, Higher House Lane, Heapey.

Tucked away in the heart of Lancashire, Heapey is a place of rare charm, an unspoiled hamlet where the rhythm of life slows and the legacy of English history lingers in the air. Surrounded by rolling hills, ancient woodlands, and open meadows, this is a setting where past and present sit comfortably side by side, shaped by the landscape and softened by time.

Once a thriving centre of Anglezarke township in the 19th century, Heapey is now a peaceful sanctuary, quietly resting beside the still waters of Anglezarke Reservoir. The land rises gently towards Healey Nab, where panoramic views stretch out across the Lancashire plains and beyond, to the golden sands of Formby on the horizon. It's a place where sunrises bring soft light to the hills, and evenings settle over the land with quiet grace.

At the heart of this timeless setting stands Cliffs Farm, a detached Grade II listed residence of exceptional character. Carefully restored to honour its historic fabric, the home blends period charm with considered modern comforts. Exposed beams, stone hearths, and original details evoke its rich past, while thoughtful enhancements offer a lifestyle of ease and refinement.

To live at Cliffs Farm, is to embrace a way of life that values space, beauty, and belonging. Each window frames a view that calms and inspires, each day shaped by the natural rhythm of the countryside. This is more than a home, it's a place to connect, reflect, and enjoy the enduring pleasures of rural living in one of Lancashire's most treasured settings.





## *Where time slows and history whispers*

There are places where history lingers softly in the air, where every stone, beam, and pathway carries the quiet memory of generations past, and the landscape itself offers a gentle, enduring embrace. Cliffs Farm is one such place, a rare and romantic haven nestled within Lancashire's most poetic countryside, gracefully positioned on the lower slopes of the Pennine Hills.

Let your thoughts drift to 1696, when Cliffs Farm first took root, England, still healing from civil war, stood under the shadow of the Stuart kings, and the newly imposed window tax was reshaping homes across the land. Yet here, light always found its way, flooding freely through stone-mullioned windows, framing unbroken views of the wild, brooding beauty of the moors.

Cliffs Farm has been cherished ever since, its soul preserved through centuries of quiet stewardship. Listed for its architectural and historic importance, and described on the National Heritage database as 'a good example of an unusual and very localised type' it remains a rare treasure. Each beam, each lath-and-plaster wall speaks of careful preservation and deep respect for its roots.

This is not merely a historic house, it is a living heirloom. A place where the past lingers in every detail, not as an echo, but as a presence. Where period charm and original features are held close, yet gently balanced with the day to day needs of modern life. Cliffs Farm doesn't just remember its history, it carries it, tenderly, into the present

This Grade II listed residence stands with quiet dignity, its weathered stone mellowed by centuries of sun and softened by the morning mists that rise gently from the surrounding fields. The views are nothing short of spellbinding, rolling meadows and hills unfold in a patchwork of green, where the light shifts with the rhythm of the day, from the first blush of dawn to the golden hush of twilight. The air is filled only with birdsong and the soft rustle of leaves, a tranquil soundtrack to a life beautifully lived - just as it has been, quietly and faithfully, for over three centuries.





## *A home that embraces and inspires*

Step inside, and Cliffs Farm draws you gently into its timeless embrace. Here, the rooms do more than simply welcome, they captivate, each space weaving its own quiet spell and inviting you to linger, to breathe in the subtle perfume of seasoned timber and ancient stone, and to let your thoughts drift on the gentle currents of history. Rest your hand upon the venerable beams, their surfaces honed by centuries of touch, and feel the silent stories that resonate in the enduring warmth of a place deeply cherished.

The main lounge is a sanctuary of rustic grace, anchored by a remarkable stone fireplace, a masterpiece of craftsmanship that has stood sentinel through the ages. Its broad, timeworn lintel and hand-carved corbels, each one unique, bear the marks of generations past. Within the deep hearth, a handsome log burner promises solace and warmth on winter evenings, its gentle crackle a comforting soundtrack to quiet moments and lively gatherings alike.

Stone mullioned windows frame ever-shifting vistas, their deep sills perfect for curling up with a cherished book, lost in the romance of the rolling countryside beyond. Sunlight spills across the room, illuminating the characterful textures of exposed stone and the rich patina of ancient wood. The space itself is both generous and intimate, with soft, inviting furnishings and a palette of earthy tones that echo the landscape outside. Here, every detail, from the sturdy beams overhead to the solid wood doors and the tactile warmth of the hearth conspires to create a room that is as enchanting as it is enduring, a place where you can truly feel at home.









*A kitchen wrapped in warmth and  
crafted for connection*

The heart of Cliffs Farm is its country kitchen-diner, a space where classic rural charm is elevated to something truly special. Here, rustic elegance meets refined functionality in perfect harmony. Solid hardwood cabinetry, rich in warm honeyed tones and crafted with artisanal precision, wraps the room in a timeless embrace, while sleek granite worktops lend a quiet note of luxury.

At the centre stands the oil-fired Esse cooker, a culinary icon and a proud tribute to tradition. Its glossy black enamel and graceful lines speak of hearty family meals and the comforting rhythm of daily life. A deep red splashback adds a bold, contemporary accent, catching reflections of the garden and the ever-shifting light that floods in through sunlit windows. Every meal prepared here feels elevated, as daylight spills across the tiled floor and the window above the sink frames an ever-changing landscape of fields and foliage turning even the simplest moments into something quietly magical.

The room is large enough for a dining table which invites morning coffees bathed in the sunshine that streams in through the stable door. The atmosphere is both convivial and calm, a space made for sharing stories and celebrating seasons.

An adjoining utility room, complete with an additional oven, sink, and generous storage, ensures modern life flows effortlessly.







## Where beams whisper of history

Bathed in soft, golden light, the second reception room captures the essence of rural charm and period character. Timeworn beams stretch across the ceiling, their rich, weathered grain telling the stories of centuries past, while a central upright post stands with quiet strength, rooted deep in history, grounding the room with a reassuring sense of permanence.

Thick stone-mullioned windows are set deep into the walls, framing views of lush greenery and drawing the landscape inward. Light filters through them gently, dappling the walls and floor in a serene interplay of shadow and glow. The stone fireplace forms the natural heart of the room, its inviting stove style fire promising warmth and atmosphere on crisp winter evenings, an ideal backdrop to quiet conversations, slow afternoons, or fireside reading as dusk settles outside.

Versatile in purpose, the space lends itself effortlessly to a variety of uses, whether as a formal dining room for special occasions, a peaceful study where creativity unfolds, or a restful retreat for contemplation and calm. Every detail, from the handcrafted joinery to the tactile textures of wood and stone, contributes to a sense of authenticity and timelessness. A space where the past lingers, and the present finds its rhythm.





*Draw a bath, open the window,  
let the countryside in*

Step into the bathroom at Cliffs Farm timeless, serene, and steeped in character. Soft sage tones wash the walls in calm, while natural light spills through deep-set windows, casting a warm glow across pristine white bathroom suite.

At the room's heart, a classic roll-top bath rests proudly on claw feet, an invitation to pause, to soak, and to savour the peace. Underfoot, wide, rustic floorboards bring a sense of grounded warmth, their polished surface gently worn by time.

A vintage pedestal sink, a gleaming brass towel rail and a low level wc, every element, from the chrome fittings to the earthy, natural palette, has been chosen to nurture both comfort and a connection to the home.

On the ground floor there is the added bonus of a shower room, clad from floor to ceiling in warm, stone-effect tiles, The walk-in shower, with its sleek chrome fittings is minimalist by design. There is also a floating vanity, a wall-hung WC and a heated towel rail which completes the quality finish.





## *From arched windows to gentle light - bedrooms crafted for dreamers*

The bedrooms at Cliffs Farm are true havens, each one steeped in the gentle hush and soft light that only a home of such vintage can offer. Here, every detail whispers of heritage and comfort, inviting you to rest and dream beneath ancient beams.

The principal bedroom is a restful retreat, where the eye is immediately drawn to the pair of deep-set, arched windows framed in timeworn stone. Sunlight pours in, illuminating the elegant, muted palette. Overhead, a magnificent, exposed beam stretches the length of the room, its rugged surface a living testament to centuries past. Built-in wardrobes offer practicality while the peaceful outlook over the gardens and hills beyond sets the scene for serene mornings and restful nights.

The second bedroom exudes the same classic country charm, with its striking black timber beams crossing crisp white walls, evoking the timeless beauty of traditional English cottages.

On the ground floor, the third double bedroom is a treasure trove of character and versatility, perfect for guests, extended family, or those seeking single level living. The polished wooden floor glows with a honeyed warmth, its grain bearing the subtle marks of time and care.

A striking rustic stone feature wall anchors the space, its rugged texture offering a tangible link to the farms past. Sunlight filters through generous windows, illuminating the room's inviting palette and casting gentle shadows across the floor.

Together, these bedrooms are far more than mere places to rest, they are soulful sanctuaries, each one embracing you with the gentle spirit of Cliffs Farm where you are cradled by centuries of history and invited to dream, to reflect, and to wake each day surrounded by the quiet magic of this beautiful home.



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## *Stone walls, soft light and endless horizons*

Approached via a sweeping, gated driveway, Cliffs Farm immediately enchants with its storybook silhouette. Steep gables are crowned with whitewashed accents, and a solid oak door sits beneath a weathered date stone that whispers tales of centuries past. The frontage is softened by mature shrubs and a joyful tangle of cottage garden blooms, while a dry-stone wall entwined with climbing greenery lends a gentle, timeless grace.

The home's architecture is a vivid testament to its 17th-century origins and the enduring craftsmanship unique to Lancashire's upland farmsteads. It perfectly embodies the hallmarks of rural vernacular design from this era: thick, locally quarried stone walls, elegant mullioned windows, and a sturdy tiled roof laid in diminishing courses. These features are emblematic of the upland fringes of Lancashire and the Pennines. They ensure resilience against the weather and celebrate the skill and artistry of local masons and craftsmen.

Around every corner, Cliffs Farm reveals a quiet, considered beauty. The symmetry of its mullioned windows, the rhythmic flow of its rooflines, and the harmonious interplay of stone, timber, and soft planting come together in a composition that feels effortlessly at ease within its natural surroundings.

With expansive, open views to both front and rear, and the gentle rise of the Pennine hills beyond, this is a home that holds its history with quiet pride. It is a place where character and comfort entwine, and where new memories will find a perfect home





*Rooted in history, wrapped in nature and utterly, enduringly magical*

The rear garden is a celebration of classic English charm. A graveled patio, spacious enough for a dining set, invites long, leisurely breakfasts and warm golden-hour gatherings. Surrounding this, flowering shrubs provide year-round colour and texture, while wisteria gracefully climbs the farmhouse's stone façade, softening its historic lines with lush greenery.

The driveway extends beyond the house to the rear, offering ample parking and leading to three timber-clad outbuildings. Once four stables, these have been thoughtfully converted into three garages, perfect for storage, hobbies, or the prized collection of a classic car enthusiast.

A meandering pathway passes a tranquil garden pond edged with irises and wildflowers, drawing you toward a manicured lawn and a further decked patio, ideal for barbecues and relaxed outdoor living. From here, the landscape opens in quiet majesty, revealing views over open fields and the gentle rise of the Pennines beyond, an unhurried vista that captures the very essence of country living.

Just beyond the gardens lies an adjoining field of about one acre, dotted with mature trees and bursting with seasonal wildflowers. It is a perfect retreat for picnics, play, or peaceful solitude beneath the wide Lancashire skies. Whether entertaining under the stars, wandering barefoot through the grass, or simply soaking in the timeless beauty around you, the gardens and grounds of Cliffs Farm offer more than a setting, they offer a way of life.



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# HOUSE & HERITAGE

## Higher House Lane, Heapy

Total Approx. Floor Area 2236 Sq.ft. (207.73 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



- Refined country home
- Three relaxing bedrooms
- Circa 2236 square feet
- Two beautiful reception rooms
- Over an acre of land
- Extensive parking and garages
- Beautiful rural location
- Magnificent open views
- Many original features
- Gated access & very private





White Coppice Cricket Pitch



### Life shaped by hills, hedgerows and history

Step outside and the world opens up in every direction. Ancient footpaths wind over The Nab and along The Goit, past quiet reservoirs and into the wild beauty of Great Hill and the slopes of Rivington. With each season, the landscape shifts in colour and character, making every walk feel like a new discovery.

For cyclists, the area is a true haven, country lanes perfect for relaxed rides, and mountain bike trails on The Nab for those seeking adventure.

This is horse country, too. Nearby riding schools and equestrian centres keep the spirit alive, and it's not uncommon to spot riders cantering across open fields or pausing at a gate for a friendly chat.

On summer afternoons, the sound of leather on willow drifts across the cricket green at White Coppice, unchanged for generations. For more modern pursuits, the nearby David Lloyd gym offers full facilities, while the Leeds-Liverpool Canal provides a peaceful route for walking, boating, or simply watching the world float by.

Car lovers are well catered for with classic rallies winding through local lanes, from the prestigious Flying Scotsman to the cheerful buzz of the Vintage Rally and the Morris Minor Drive-it-Day. Gleaming bonnets and the purr of engines bring a sense of occasion to quiet country roads.

And when the day winds down, a gentle walk beside Anglezarke Reservoir might lead you to the warm lights of The Yew Tree, The Dressers Arms, or The Lock & Quay, where hearty food and local charm await.

Despite its rural feel, Cliffs Farm remains well connected, with the M61 and M65 close by and rail links from Chorley offering easy access to the wider world. Still, as dusk falls and the Pennines glow in the evening light, it's hard to imagine being anywhere else, this is the heart of Lancashire's most enchanting countryside.



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