

# Property Details

Morar, Sabden Road, Higham,  
Burnley, Lancashire, BB12 9BL

OIRO **£599,950**





# Property Photos

Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL



Creation Date  
**16/05/2025**



# Property Photos

Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL

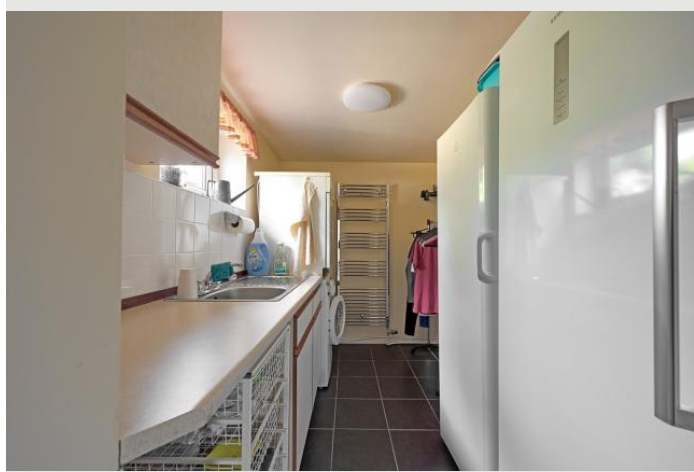


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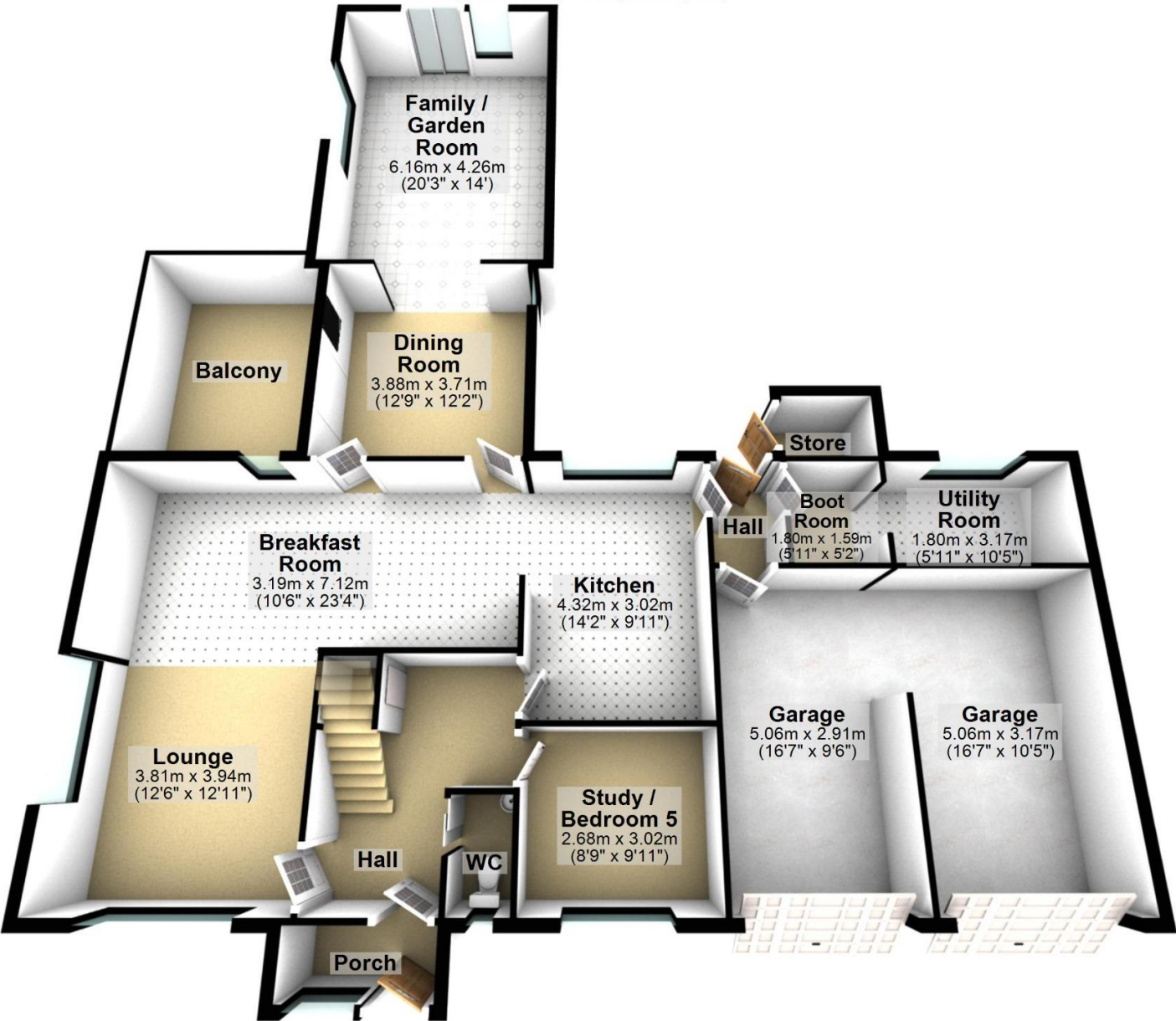
16/05/2025

# Property Floor Plans

Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL

## Ground Floor

Approx. 163.2 sq. metres (1756.4 sq. feet)



Total area: approx. 260.1 sq. metres (2799.3 sq. feet)



# Property Floor Plans

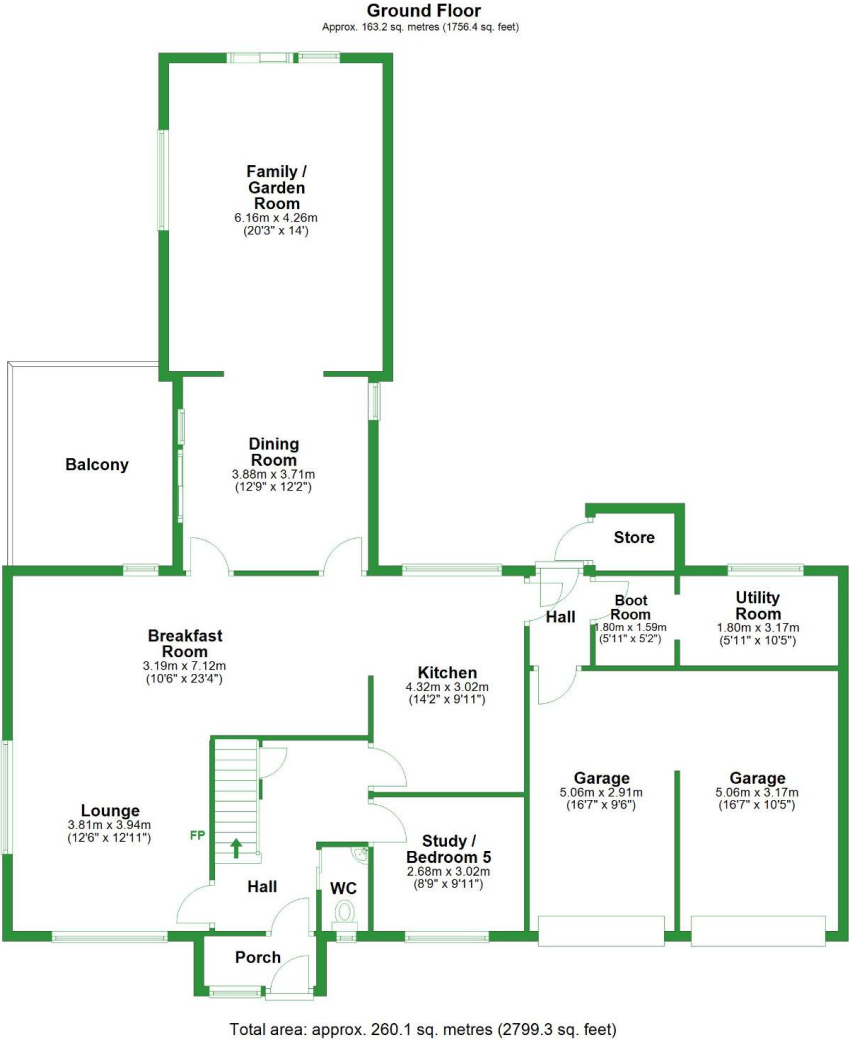
Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL





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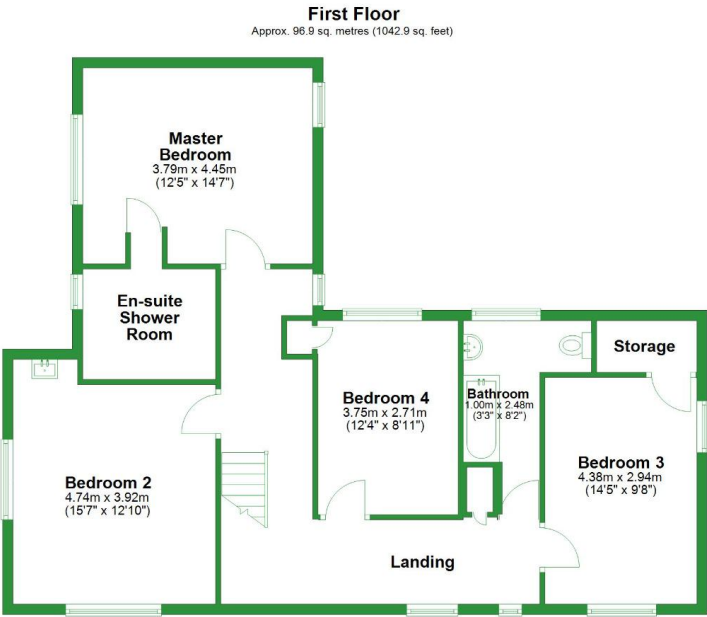
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# Property Floor Plans

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# Property EPC

Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL

01/05/2025, 12:16

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Morar  
Sabden Road  
Higham  
BURNLEY  
BB12 9BL

Energy rating  
**E**

Valid until: 7 April 2032  
Certificate number: 2902-0024-0160-0063-0202

Property type

Detached house

Total floor area

201 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

45 E

70 C

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



# Property Info

Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL

Property Type
House
Property Style
Detached
Bedrooms
5
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
2799.3
Agency Type
Sole
Parking
Double Garage
Type
Sales
Electricity
Mains Supply

# Property Info

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Water Supply
Mains
Sewerage
Private Supply
Heating
Oil
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£599,950
Land Size
-
Age of Property
-
Year Built
1963
New Home
No

# Property Features

Morar, Sabden Road, Higham, Burnley, Lancashire, BB12 9BL

## Feature 1

Detached Property Set On A Large Plot

## Feature 2

Three Reception Rooms

## Feature 3

Five Bedrooms- One Currently Utilised As A Study

## Feature 4

Large Driveway And Double Garage

## Feature 5

Quiet Countryside Location

## Feature 6

Large Garden To The Side And Rear

## Feature 7

**\*\*chain Free\*\***



# Property Description

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## Spacious Five-Bedroom Home with Stunning Views and Generous Gardens

Spacious Five-Bedroom Home with Stunning Views and Generous Gardens

### Key Features

- Detached property
- Five bedrooms
- Large plot with open field views
- Three reception rooms
- Bright open plan lounge and breakfast room
- Dining room with side balcony
- Utility room and downstairs WC
- Two boarded lofts
- Large double garage
- Driveway parking for multiple cars
- Quiet location with community feel

Morar is a detached property set on a substantial plot in the peaceful village of Higham, enjoying open countryside views. Inside, there's a bright lounge with large windows looking out over the fields. This space flows into the breakfast room and kitchen, creating a light and sociable area. From here, you walk through to the dining room, which opens onto a side-facing balcony a lovely spot to enjoy the outlook.

A few steps take you down into the family/garden room, which has doors leading directly into the back garden. You'll also find a large utility room, a downstairs WC, and the fifth bedroom, currently used as a study. There's internal access to the double garage too.

Upstairs, there is a master bedroom with its own en-suite, three further bedrooms one with its own sink unit and a family bathroom.

Externally, there is a spacious tarmacked driveway to the front and side of the property, providing ample off-road parking. The garden wraps around the side and rear and offers a mix of lawn, mature shrubs, and established trees. There's a patio area with flowers and plants, leading to a seating area beneath a pergola a perfect space to relax or entertain. The garden is bordered by open fields and rolling hills. The home is tucked away

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in a quiet location.

## From the Agent's Perspective

This home offers fantastic living space, both indoors and out, and the layout works well for modern family life. The garden, views, and peaceful location really add to its appeal, and the village setting is ideal for those wanting a rural feel with access to amenities.

## From the Client's Perspective

We've loved living at Morar for nearly thirty years. It's a spacious family home with ample living space for a growing family, generous storage space, an extensive garden with off-road parking for multiple vehicles, good neighbours, and wonderful views over open countryside. Living on the edge of Higham, we enjoy privacy, tranquility, and easy access to footpaths and country lanes for walking. Our garden is surrounded on two sides by open fields and rolling hills, where you regularly see grazing animals as well as wildlife. The village also offers vibrant community life, with regular village events, a popular school, an active church, excellent eating pub and well-maintained recreational areas. There are a number of large supermarkets, shops, and outlets nearby, and proximity to the motorway network.

## Additional Information

Tenure- Freehold

Council tax band - E

Heating- Oil

Electric- Mains

Drainage - Septic tank shared with neighbouring property

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