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Price £1,000,000



Higherford Lodge
12 Middleton Drive

**Higherford
BB9 6BA**

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Council Tax Band: G





An imposing detached stone built bungalow located in one of the areas sought after locations. With over 3,800 sq ft accommodation.

Higherford Lodge is a spacious and luxurious family home located on one of Higherford's most exclusive private roads. This elegant five-bedroom, split level bungalow offers over 3,800 sq ft of accommodation and is set in extensive, manicured gardens ensuring privacy and tranquility. Its location at the top of the sought-after location of Middleton Drive provides stunning views of Pendle Hill and the surrounding countryside.

The property is accessed via a gated, sweeping driveway with substantial parking leading to an attached double garage with a remote-operated door.

An imposing entrance porch with solid mahogany door gives way to a grand hallway with marble flooring, and flows into a large, light-filled lounge with a high ceiling and expansive windows along two walls to capture the magnificent views. A multi-fuel stove framed by a grand fireplace provides a welcoming focal point.

The sizeable hallway features built-in cupboards for hanging coats and nearby stylish two-piece cloakroom, then leads into a stunning 'Stuart Frazer' painted kitchen with Corian worktops. Top-of-the-range Neff appliances, along with a gas Aga and Gagganau fridge-freezer, ensure cooking is a pleasure, and there's abundant storage for even the most enthusiastic cook both in the kitchen and adjacent pantry and utility rooms. Sliding doors open from the kitchen into a large conservatory offering a bright and airy space for relaxation all year round, as well as a place to enjoy a meal with the family whilst taking in the garden views. A separate formal dining room with fireplace provides an additional, elegant setting for entertaining. For occupants working from home, a dedicated office/study creates the perfect location for a quiet workspace. Taking a couple of steps up from the living space, this L-shaped home opens onto a second substantial reception hallway. A cosy snug provides another multi-functional room, either as a second lounge or perhaps a children's playroom, and the remaining, well thought out space is devoted to sleeping and bathing, with five generously-sized and thoughtfully designed double bedrooms, all with ample room for storage. The master suite serves as a luxurious retreat with bespoke fitted wardrobes, and a lavish en-suite bathroom with underfloor heating, a Jacuzzi bath and a spacious shower. The second bedroom also includes fitted wardrobes and a private en-suite shower room, providing an extra level of convenience and privacy for guests or family members.

The generous family bathroom, serving the remaining three bedrooms, features his and hers sinks, a separate air bath and double shower, again with underfloor heating.

Externally, the property is surrounded by landscaped gardens, thoughtfully designed with mature plants and fruit trees, lush green lawns, and pond filled with Koi carp. An Indian stone-paved patio provides a lovely area for alfresco dining, ideal for entertaining, whilst a variety of seating areas provide contemplative spaces to enjoy the peaceful surroundings and vistas.

Higherford Lodge embodies the perfect blend of luxury, comfort and practicality, all set in a prime location that enhances its desirability and charm. It provides a stunning template for harmonious living, whether accommodating a growing family or providing space for visiting guests.

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