



Hilton &
Horsfall

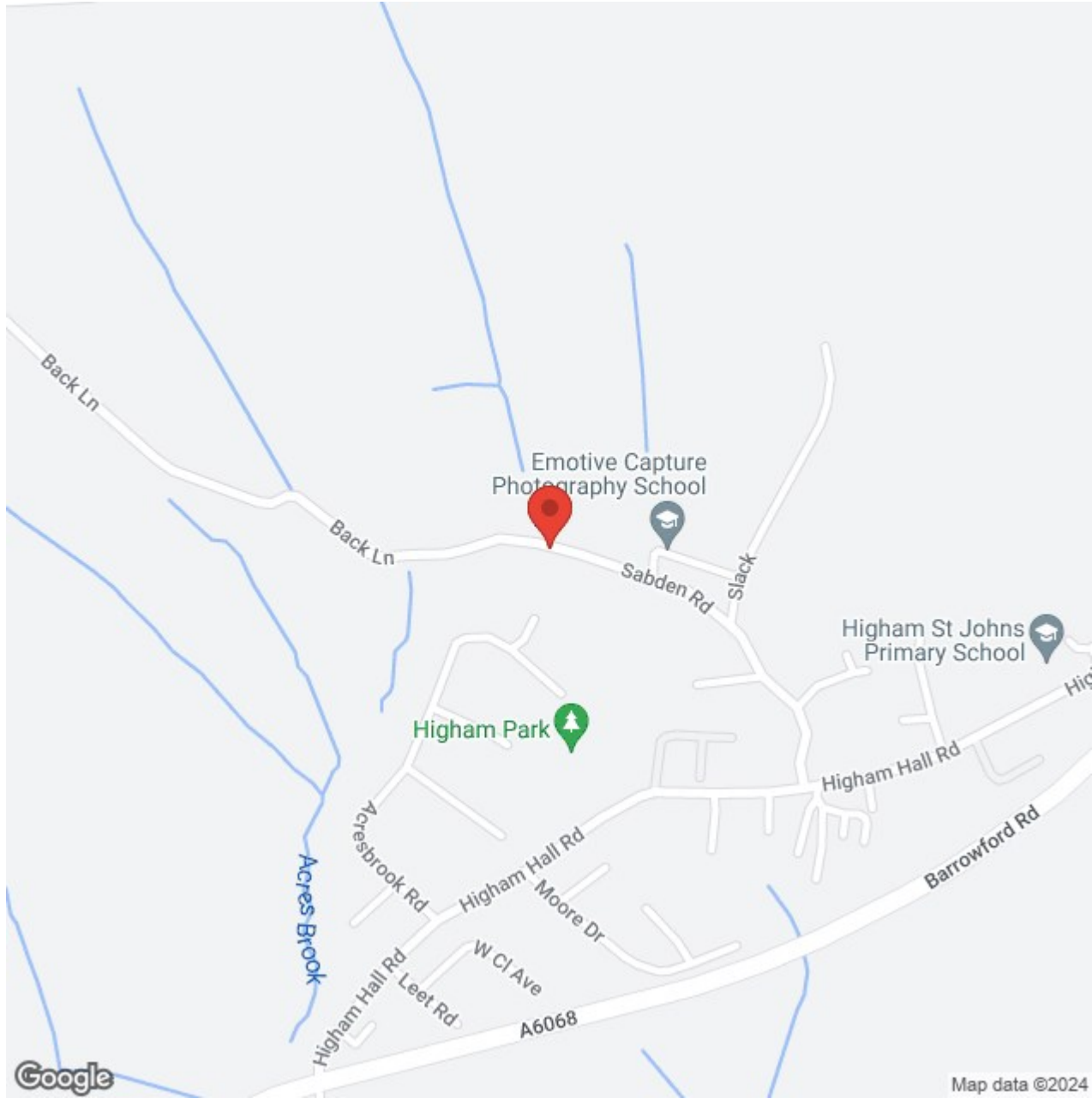
BB12 9BL

Morar, Sabden Road, Higham Offers In The Region Of £649,950

- Approx 0.54 Acre Plot • Large Family Home • Open Countryside Views • Five Bedrooms • Three Reception Rooms • Double Garage • Gated Driveway

Welcome to 'Morar'. A stunning detached house and large garden on the outskirts of the sought after village of Higham, with its popular village school, friendly pub and active village life. The plot has open views of fields, and the property boasts a generous 2,592 sq ft of living space, perfect for a growing family looking for their dream home. As you step inside, you are greeted by three spacious, light reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The property features five well-appointed bedrooms, providing ample space for the whole family to unwind and recharge. With two bathrooms, busy mornings will no longer be a hassle, ensuring everyone can get ready for the day ahead with ease. The double garage and parking for six vehicles offer convenience and ample space for your vehicles and storage needs. One of the highlights of this property is the meticulous, colourful garden, where you can enjoy the tranquility of the outdoors and soak in the surrounding stunning country views, with rolling hills, grazing animals and rich bird life. Whether you're hosting a summer barbecue or simply enjoying a quiet evening in the garden, this space is sure to impress. Don't miss the opportunity to make this beautiful house your new home. Book a viewing today and experience the charm and comfort this property has to offer!







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

With exposed brick wall, tiled flooring, space for bench and shoe rack, with fitted horizontal blinds providing shade in summer and preventing sight of delivered mail when you are away.

ENTRANCE HALLWAY

A welcoming entrance hallway with Karndean flooring, staircase to the first floor / landing, recessed LED spotlights, the first of a number of mains wired fire, smoke and CO detectors and access to the under stairs storage cupboard, housing the control panel for the intruder alarm.

GROUND FLOOR W.C

Comprising of: Karndean flooring, push button w.c, sink in vanity unit with chrome mixer tap, Rointe electric radiator and uPVC double glazed frosted window to the front elevation.

BEDROOM FIVE / HOME OFFICE

Space for single bed as well as desk and office furniture, with uPVC double glazed windows fitted with vertical blinds.

KITCHEN 13'10" x 9'10" (4.22m x 3.02m)

Offering a range of fitted wall and base units with contrasting worktops, large pantry, tiled flooring, tiled splash back, integrated Bosch oven / grill, Belling 4 ring hob with extractor fan above, space for a freestanding fridge / freezer,, inset sink with chrome mixer tap, freestanding Miele dishwasher, ceiling coving, space for a table and chairs, 1x central heating radiator, recessed LED spotlights, uPVC double glazed windows overlooking the rear garden and being open to the living room. Access to back porch, utility room and double garage.

SITTING ROOM 22'11" x 11'4" (6.99m x 3.47m)

A very large, family sized living room with Quickstep flooring, space for settees, ceiling coving, integrated Calor gas fire, mains-wired carbon monoxide detector, 4x central heating radiators, large uPVC double glazed windows to the front and side elevation, fitted with horizontal blinds and offering stunning countryside views and doors leading through to the dining room.

DINING ROOM 12'9" x 12'2" (3.89m x 3.73m)

Light, spacious room with space for a large dining table and chairs, Quickstep flooring, 1x central heating radiator, uPVC double glazed window to the side elevation and uPVC patio doors, all fitted with vertical blinds and leading out to a glass fronted balcony with composite flooring, electrically operated full length awning, electric power point and steps down to the garden. Open access via gallery landing to the living room.

LIVING ROOM 17'2" x 13'10" (5.24m x 4.22m)

An additional sitting room accessed via a gallery landing and steps down to the living room, which has hard wood parquet flooring, space for settees, space for a desk and chairs, television point, 2x central heating radiators, uPVC double glazed window to the side and rear elevation, uPVC patio doors fitted with vertical blinds leading out to the rear elevation, and storage space under the gallery landing. Gallery landing hatch access to a large, boarded, insulated loft with electric lighting.

REAR PORCH

Having tiled flooring and a uPVC double glazed back door, with access to the secluded rear garden area and leading into the utility room and double garage.

UTILITY ROOM 6'9" x 9'3" (2.08m x 2.84m)

An unusually large, useful utility room having tiled flooring, fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, heated chrome towel rack and space for a freestanding fridge / freezer and storage units and a uPVC double glazed window to the rear elevation.

GARAGE 34'1" x 9'6" (10.40m x 2.90m)

A double garage ideal for storage and off road parking purposes. With full electrics and lighting, Hormann garage doors and housing the unvented water cylinder and boiler.

FIRST FLOOR / LANDING

On the first floor landing you will find sliding door storage units, linen cupboard and hatch access to a second insulated, boarded loft with electric lighting.

BEDROOM ONE 10'4" x 14'0" (3.16m x 4.28m)

A bedroom of double proportions with fitted wardrobes and drawers, ceiling coving, 2x wall lights, 1x central heating radiator, door leading through to the en-suite shower room, and uPVC double glazed windows to the side elevations, with stunning views towards the countryside.

EN-SUITE

A contemporary three piece en-suite shower room comprising of: wood effect flooring, spacious shower cubicle, tiled walls, push button w.c, sink in vanity unit with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and uPVC double glazed window to the side elevation.

BEDROOM TWO 13'5" x 11'2" (4.09m x 3.42m)

Another bedroom of double proportions with doors to wardrobe space, storage into the eaves, vanity sink with chrome mixer tap, 1x central heating radiator, 2x wall lights and uPVC double glazed windows to the front and side elevation.

BEDROOM THREE 12'2" x 8'11" (3.72m x 2.72m)

Another bedroom of double proportions with space for drawers, doors to wardrobe space, 1x central heating radiator and uPVC double glazed window with roller blind to the rear elevation.

BEDROOM FOUR 14'4" x 9'8" (4.38m x 2.96m)

Yet again a bedroom of double proportions, walk in wardrobe and space for additional wardrobe and drawers, 1x central heating radiator and uPVC double glazed window with roller blinds to the front and side elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: tiled flooring, part tiled walls, low level w.c, panelled bathtub with chrome mixer tap, shower over and glass shower screen, sink in vanity unit with chrome mixer tap, 1x central heating radiator, hatch to unboarded loft area, and uPVC double glazed frosted window fitted with roller blind.

EXTERNALLY

Externally to the front elevation there is an extensive tarmacked driveway offering ample space for off road parking, brick paved path to front door and brick paved patio area, mature trees, shrubs and flowerbeds. To the side and rear elevation you will find a large meticulously maintained laid lawn,, mature trees, shrubs, beautifully presented raised flowerbeds, a large raised strawberry bed, composting area, Indian stone flagged paths and patio area, raised composite decking with glass surround and under a canopy, with space for garden furniture, large garden shed fitted with planting bench, electric lighting, electric power point, additional storage in previous coal shed, outside water tap, oil tank and modern sewage treatment plant. This garden is perfect for use during the Spring / Summer months and offers a tranquil retreat for people and safe, fenced in areas for pets. With stunning open aspect panoramic views to the countryside.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/morar-higham>

PROPERTY DETAILS

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.

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OUTSIDE

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Ground Floor



Floor 2

Approximate total area⁽¹⁾

2597.33 ft²


241.3 m²

Reduced headroom

33.26 ft²

3.09 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)