

Lower House Farm, Higham Hall Road, Higham

OFFERS IN THE REGION OF £649,950







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- ♦ Grade II Listed
- ♦ Characterful Home
- ♦ Approx 2,264 sq ft
- ♦ Desirable Village Location
- ♦ Immaculately Presented
- ♦ Three Reception Rooms
- ♦ Four Bedrooms & Two Bathrooms

'Lower House Farm' A fantastic opportunity to acquire this beautiful Grade II listed semi-detached period village cottage, dating back to 1670 this dwelling is full of history and charm. Having been significantly renovated to a high standard, this is a true credit to the current owners. Situated in the picturesque village of Higham with plenty of countryside walks right from the door step, local amenities and the M65 motorway are just a short drive away. The local village offers a popular pub, primary school and pretty church. With many noteworthy features and briefly comprising of: an entrance porch, family sized living room with a stone staircase leading to the first floor / landing, ground floor w.c, large dining room, breakfast room overlooking the rear garden, contemporary fitted kitchen with inbuilt Bosch appliances and access to the boiler room. On the first floor you will find FOUR double bedrooms, a three piece bathroom suite and a three piece shower room. To the second floor you will find two occasional bedrooms with a multitude of uses. Externally to the front is a gravelled driveway offering plenty of off road parking. To the rear is a stunning mature garden. This is one not to be missed. Early viewings are advised. Freehold. Council Tax Band 'F'.







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GROUND FLOOR

With a timber panel entrance door leading into:

ENTRANCE PORCH

With a large single glazed timber framed window to the front elevation, a single glazed timber framed window to the side elevation, 1x radiator, beamed ceiling and stone flag flooring. With access through to:

LIVING ROOM 6.50m x 5.52m (21'3" x 18'1")

A large family sized room with 2x contemporary radiators, 2x double glazed timber stone mullion windows with window seating to the front elevation, telephone point, television point, stone staircase leading to the first floor / landing, original beamed ceiling and a traditional 'Inglenook style' fireplace housing a living-gas cast iron stove.

SITTING / DINING ROOM 4.91m x 4.34m (16'1" x 14'2")

A large room which is ideal for entertaining guests. With an inset stone fireplace with a timber mantel, beamed ceiling, ample space for a dining table and chairs, 1x radiator and a single glazed timber stone mullion window with a window seat to the front elevation.

DINING ROOM 2.483m x 2.27m (15'10" x 7'5")

Located to the rear elevation overlooking the garden. With ample space for a dining table and chairs, wood flooring, beams, 1x radiator, access down to the kitchen, a single glazed timber stone mullion window to the side elevation and a single glazed timber stone mullion window to the rear elevation.

KITCHEN 4.71m x 2.52m (15'5" x 8'3")

A contemporary kitchen offering fitted soft close wall and base units, contrasting Quartz work surfaces over, tiled flooring, integrated 60/40 fridge/freezer, integrated Bosch microwave, integrated Bosch electric oven / grill, Bosch 4-ring electric hob, air extractor over, 2x radiator, a single glazed window to the rear, a single glazed window to the side elevation, recessed spot lights, beams, tiled splash backs, integrated Beko dishwasher, integrated washing machine and an inset sink with a chrome mixer tap. With access through to the boiler room leading out to the rear garden.

UTILITY ROOM 2.86m x 1.01m (9'4" x 3'3")

GROUND FLOOR W.C 2.40m x 1.25m (7'10" x 4'1")

A 2-piece suite comprising of: a Heritage wall mounted sink, low level w.c., 1x radiator, tiled flooring and a single glazed timber framed window to the rear elevation.

FIRST FLOOR / LANDING

With a single glazed stone mullion window to the rear elevation, beams and 1x wall light.

INNER HALLWAY

With recessed spot lights and an inbuilt storage cupboard.

BEDROOM ONE 5.01m x 4.36m (16'5" x 14'3")

A room of double proportions with an open original fireplace, 2x radiators, telephone point, fitted wardrobes, television point, beams and a single timber framed window with stone mullion to the front elevation.

BEDROOM TWO 2.68m x 3.45m (8'9" x 11'3")

Another room of double proportions with beams, 1x radiator, space for a wardrobe and drawers and a single glazed timber window with stone mullion to the front elevation.

BEDROOM THREE 3.67m x 2.83m (12'0" x 9'3")

Yet again a room of double proportions with beams, 1x radiator, space for a wardrobe and drawers and a single glazed timber window with stone mullion to the front elevation.

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STUDY / BEDROOM FOUR 4.86m x 2.35m (15'11" x 7'8")

Currently being utilised as a music room but has a multitude of uses. With original stone flag flooring, single glazed timber window with stone mullions to the side and rear elevation, 1x radiator, timber beamed ceiling and an open tread staircase leading to the second floor.







HOUSE BATHROOM 4.02m x 2.08m (132" x 69")

A 3-piece bathroom suite comprising of: a Heritage pedestal sink, low level w.c., free standing roll top bath with a centre mixer chrome tap, separate shower head attachment, beams, 1x radiator, inbuilt airing cupboard and a single glazed timber framed frosted glass window to the rear elevation,

HOUSE SHOWER ROOM 2.62m x 2.14m (87" x 70")

A 3-piece suite comprising of: a walk-in shower cubicle with a rainfall shower head, low level w.c., pedestal sink with a chrome tap, extractor fan, recessed spot lights, beams, 1x radiator and a chrome towel radiator.

SECOND FLOOR

ATTIC ROOM 15.04m x 3.98m (46'6" x 13'0")

A spacious room offering a multitude of uses With a single glazed timber stone million window to the side elevation, original timber trussed beam ceiling and fitted spotlighting.

ATTIC ROOM 2 5.33m x 3.09m (17'5" x 10'1")

With original timber trussed ceiling, storage on the eaves and fitted spot lighting.

EXTERNALLY

Externally to the front is a gravelled driveway offering plenty of off road parking. With mature trees, shrubs and flower beds. To the rear is a stunning 'cottage style' garden with mature trees, shrubs, flower beds, a raised decked seating area which is perfect for use during the summer months.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lower-house-farm-higham/>

ADDITIONAL INFORMATION

Mains electricity, mains water, mains gas and mains sewers.
Council tax band 'F'. Freehold property.

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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Approximate total area⁽¹⁾

2264 ft²

210.3 m²

Reduced headroom

119 ft²

11.1 m²

(1) Excluding balconies and terraces

Reduced headroom

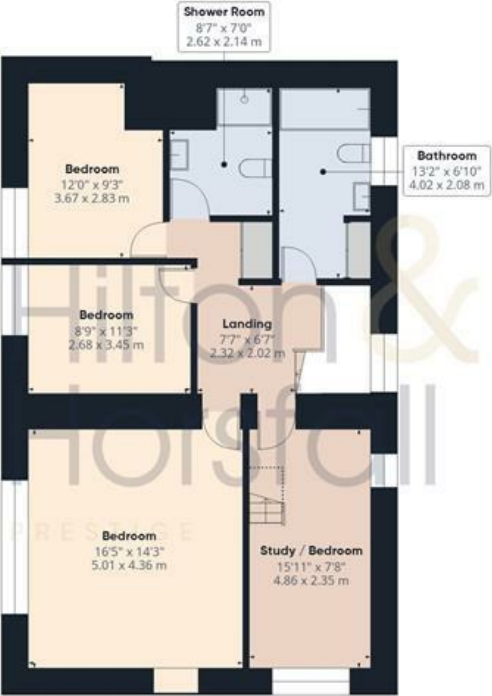
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Ground Floor



Floor 1



Floor 2

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

Hilton & Horsfall
PRESTIGE

PUBLISHING

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