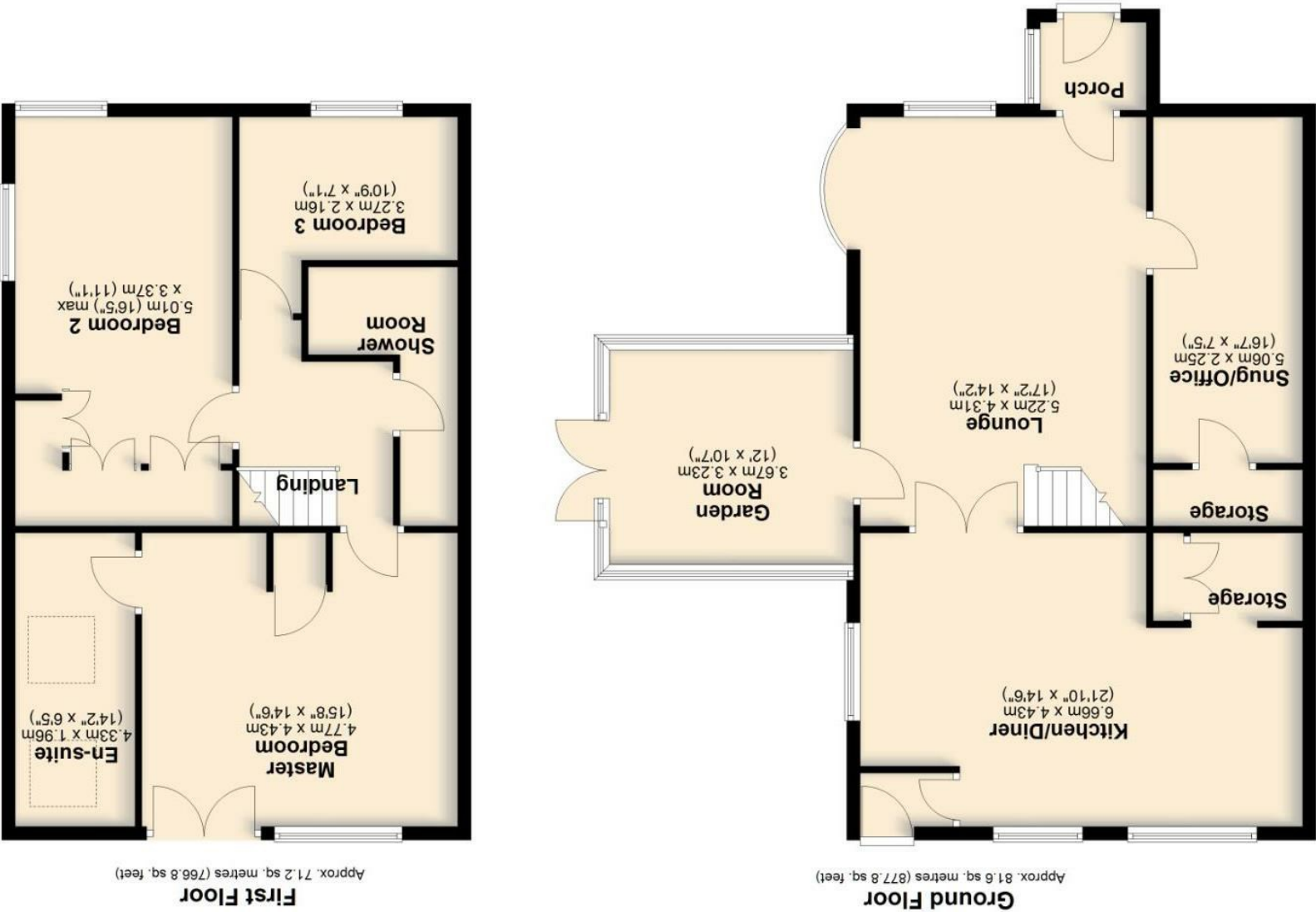


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Total area: approx. 152.8 sq. metres (1644.6 sq. feet)  
All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
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£475,000



Height Top Cottage Stump Hall Road

Higham  
BB12 9BU

3 2 2 F

Council Tax Band: E





Height Top Cottage is a charming and characterful countryside home, perfectly positioned in an enviable rural setting near the sought-after village of Higham. Offering spacious living accommodation, breathtaking views, and excellent access to nearby towns, it presents a rare blend of tranquillity and convenience.

## Description

Set in a truly stunning rural location just outside the charming village of Higham, Height Top Cottage is a beautifully presented and deceptively spacious home offering a perfect balance of character and contemporary living. Surrounded by open countryside and enjoying far-reaching panoramic views, this exceptional cottage provides a rare opportunity to embrace peaceful, semi-rural living while remaining within easy reach of local amenities and transport links.

The property is accessed via a welcoming entrance porch, ideal for storing coats and muddy boots after countryside walks. From here, you are led into a warm and inviting lounge, complete with a multi-fuel stove set into a rustic hearth—creating a cosy focal point for relaxing evenings in. With exposed beams and charming décor, the room perfectly captures the cottage's period charm.

A separate snug offers a versatile second reception space, currently used as a home office but equally suited to use as a reading room, playroom, or occasional guest bedroom. To the side, a bright and airy garden room enjoys fantastic views over the garden and rolling countryside, making it an ideal spot to unwind or entertain in style.

The heart of the home is a spacious dining kitchen, thoughtfully designed with both style and practicality in mind. A central island provides a natural hub for family gatherings and informal meals, while the generous layout offers ample space for formal dining. Well-appointed with quality units and integrated appliances, the kitchen enjoys views over the garden and direct access to the outdoor space.

A rear vestibule provides access to the garden and there is a useful store room, offering valuable additional storage or potential for conversion into a utility area or boot room. The ground floor layout flows seamlessly and has been designed with modern family life in mind.

Upstairs, there are three well-proportioned bedrooms, all beautifully decorated and enjoying views of the surrounding countryside. The standout master bedroom features bespoke fitted wardrobes, a luxurious en suite bathroom, and a Juliet balcony that opens to breathtaking panoramic views—an idyllic and peaceful place to begin or end each day.

The family shower room has been recently upgraded and features a sleek, modern three-piece suite with high-quality fixtures and finishes. Light, bright, and stylish, it offers a fresh and contemporary contrast to the traditional elements of the property.

Externally, the cottage boasts a private driveway and delightful gardens to the side and rear. These outdoor spaces are perfect for enjoying the peace and tranquillity of the rural setting, with uninterrupted views providing a truly special backdrop for relaxing or entertaining outdoors.

Despite its peaceful setting, Height Top Cottage is ideally positioned within a short drive of local amenities in Higham, Barrowford, and Padiham, with excellent transport links to Burnley, Clitheroe, and beyond. The village of Higham itself offers a popular pub, a village hall, and a strong community spirit, while nearby towns provide a wider range of shops, schools, healthcare facilities, and leisure options—making this location both beautiful and convenient.

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