

# Property Details

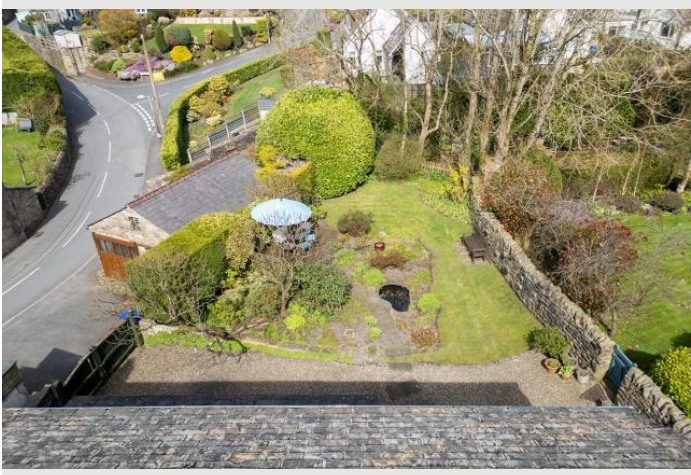
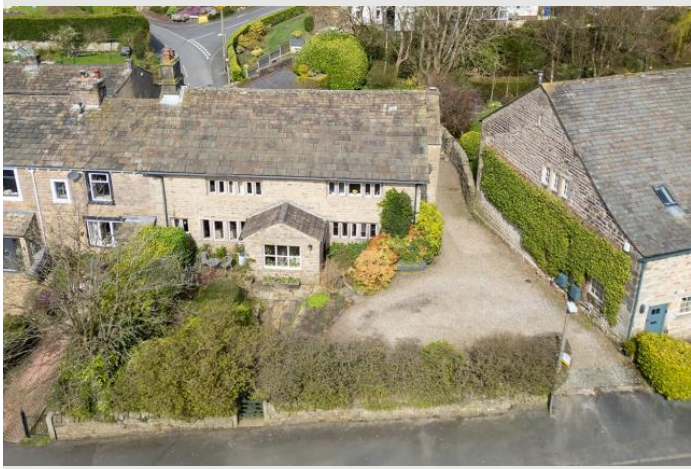
Lower House Farm, Higham Hall Road,  
Higham, Burnley, Lancashire, BB12 9EY

OIRO **£625,000**



# Property Photos

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date  
**25/04/2026**

# Property Photos

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date  
**25/04/2026**

# Property Photos

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date  
**25/04/2026**

# Property Photos

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date  
**25/04/2026**

# Property Photos

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date  
25/04/2026

# Property Photos

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date

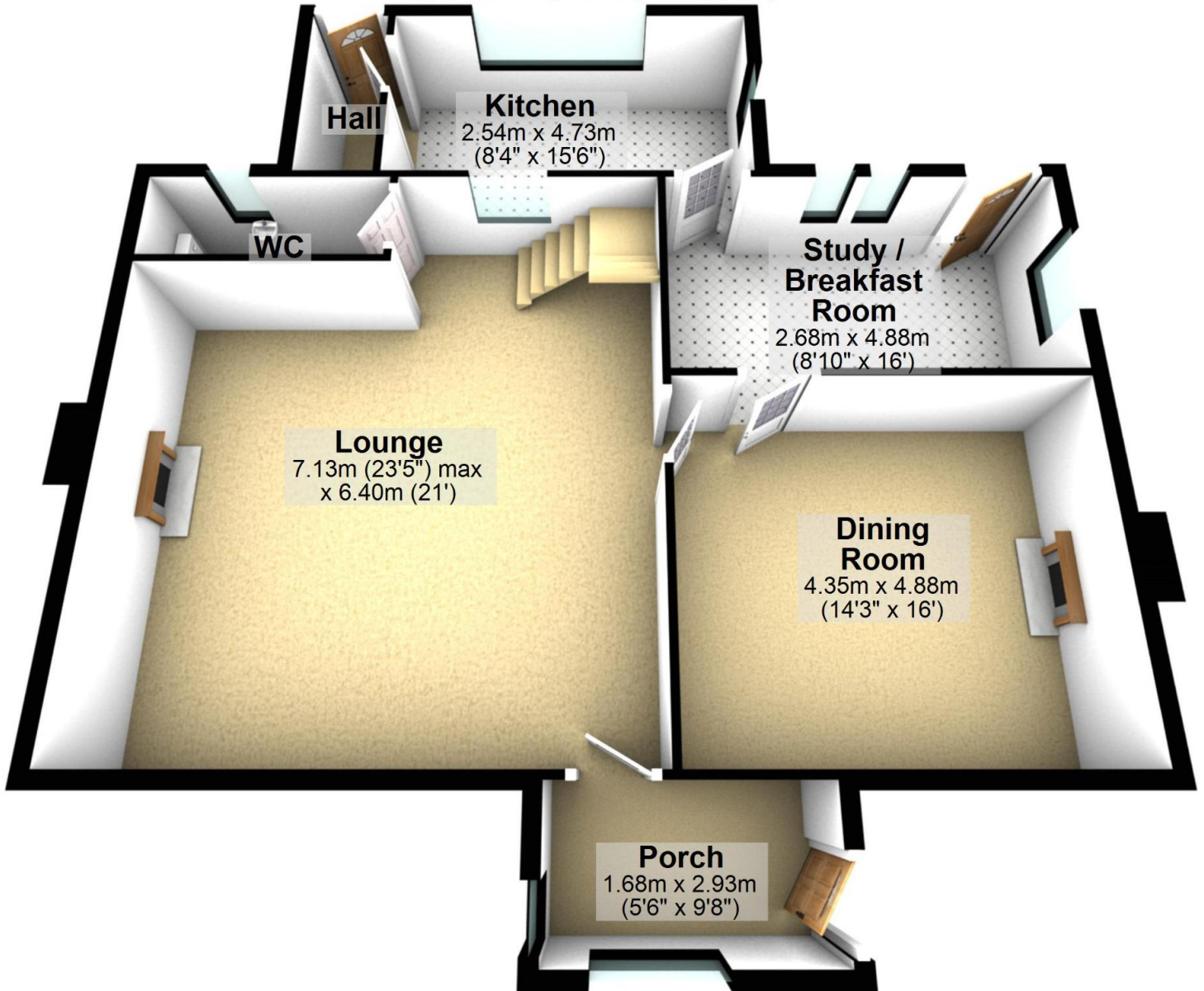
**25/04/2026**

# Property Floor Plans

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

## Ground Floor

Approx. 105.8 sq. metres (1138.6 sq. feet)



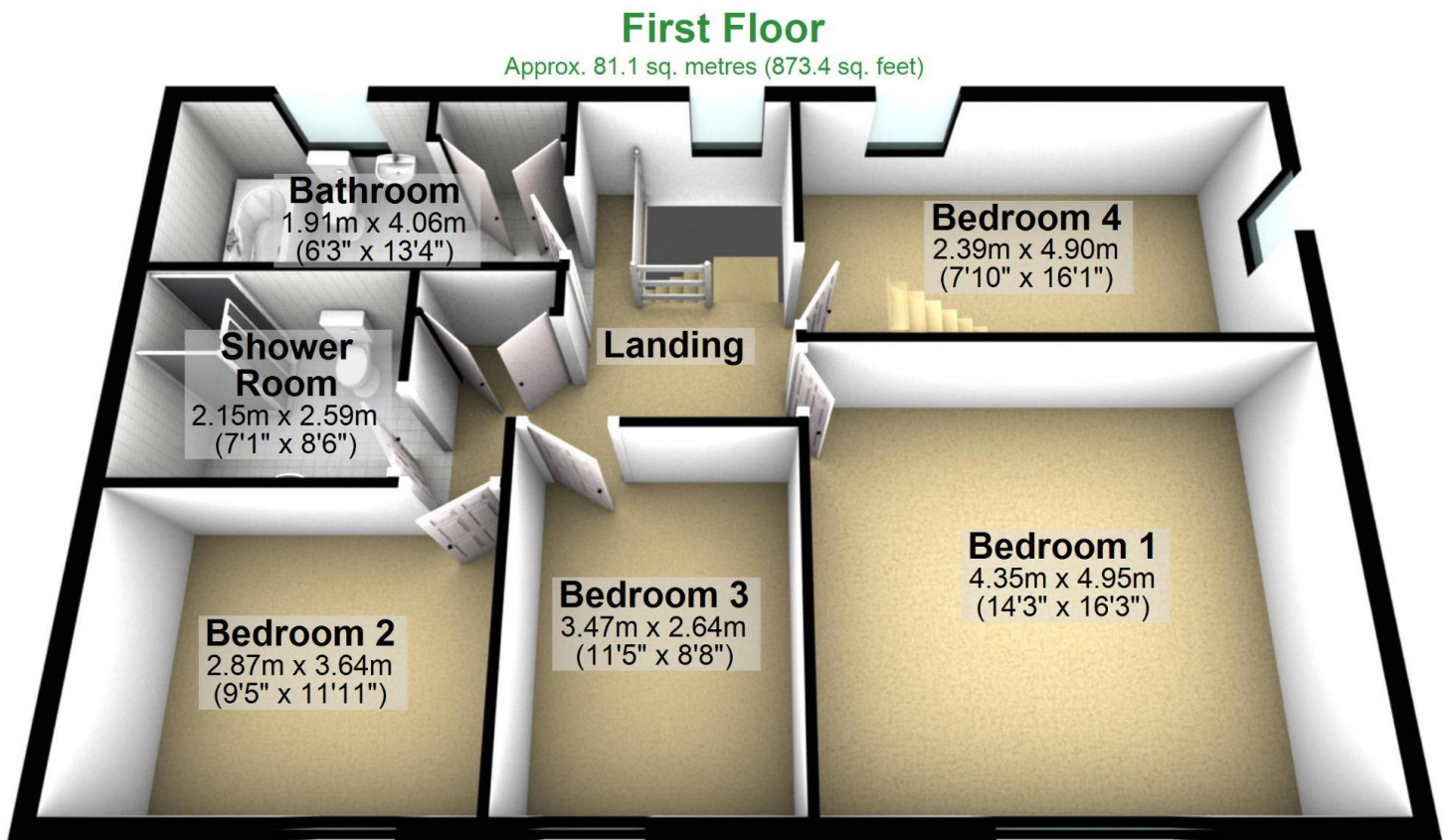
Total area: approx. 233.6 sq. metres (2514.0 sq. feet)

Creation Date

25/04/2026

# Property Floor Plans

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date

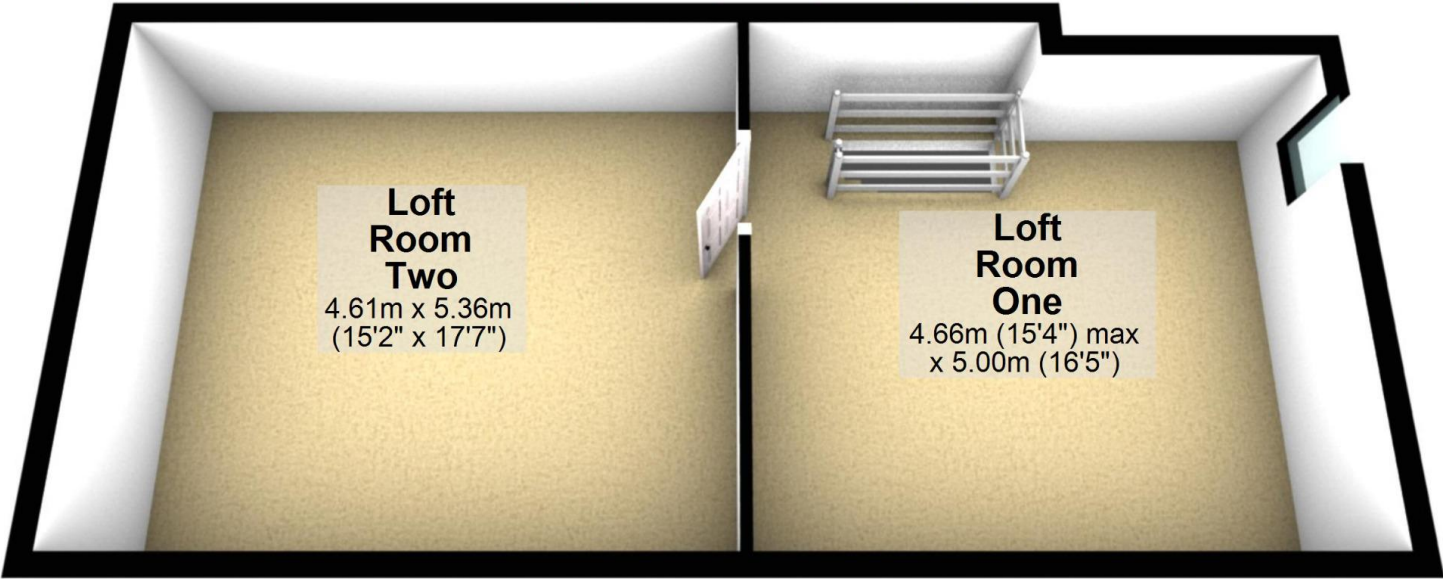
**25/04/2026**

# Property Floor Plans

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

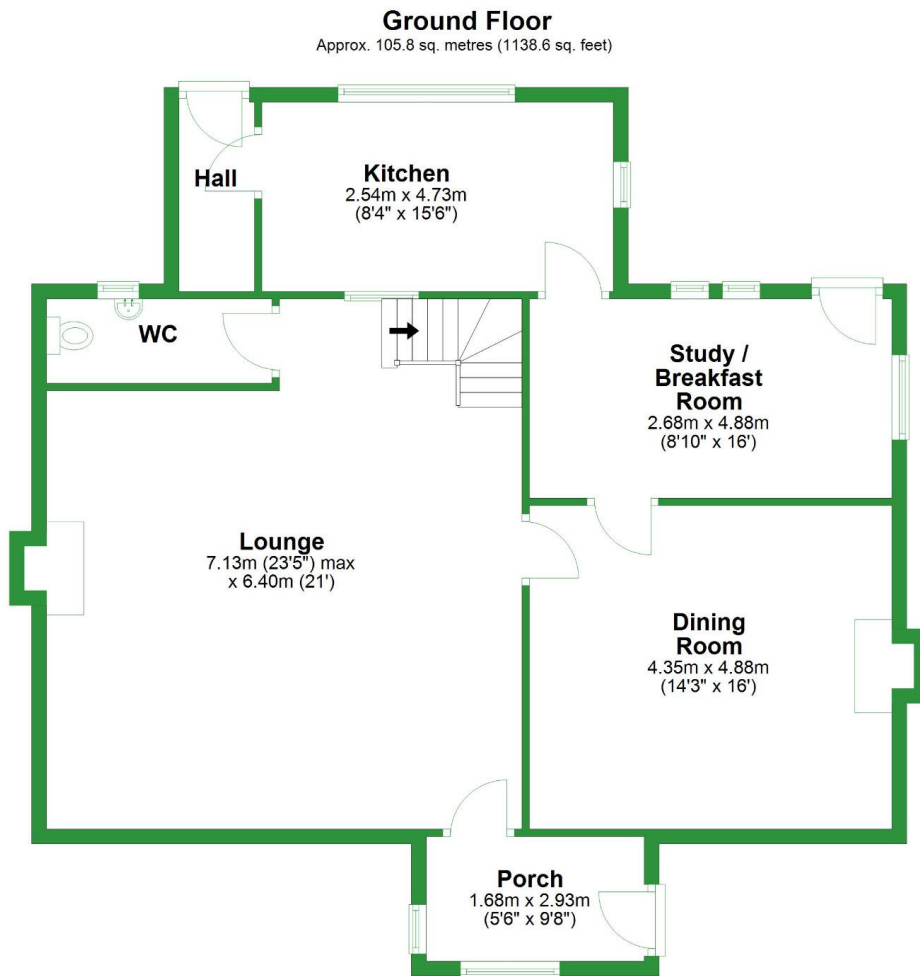
## Second Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



# Property Floor Plans

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



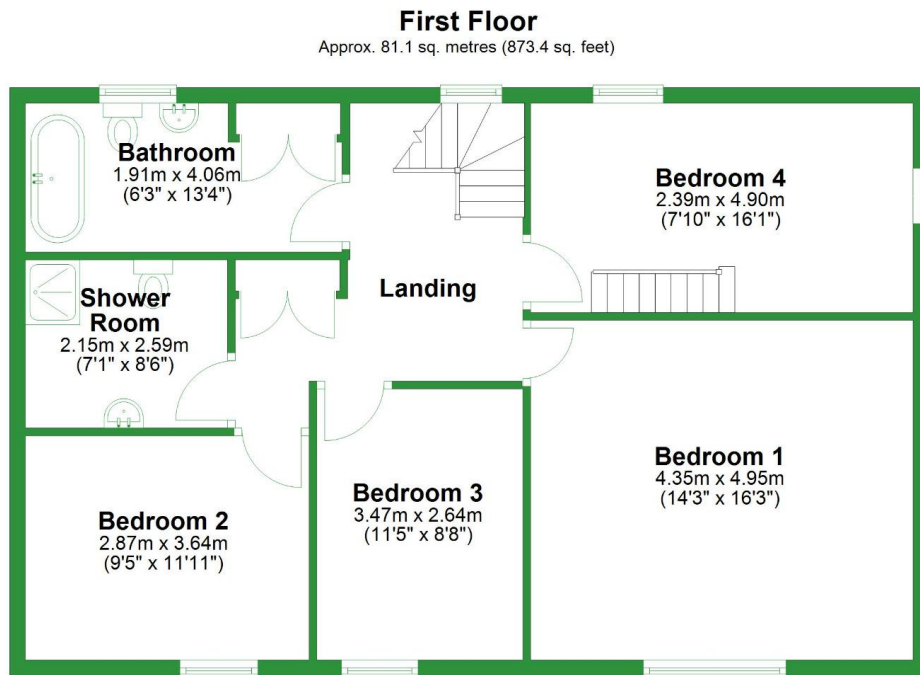
Total area: approx. 233.6 sq. metres (2514.0 sq. feet)

Creation Date

**25/04/2026**

# Property Floor Plans

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY



Creation Date

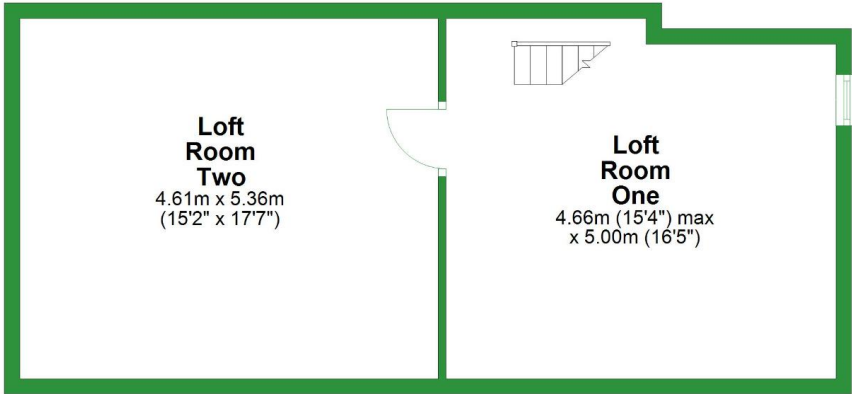
**25/04/2026**

# Property Floor Plans

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

### Second Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



Creation Date  
**25/04/2026**

# Property Info

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

## Property Type

Character Property

## Property Style

Farm House

## Bedrooms

4

## Bathroom

2

## Receptions

3

## Tenure Type

Freehold

## Floor Area

2514

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

Creation Date

**25/04/2026**

# Property Info

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

-

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

Creation Date

**25/04/2026**

# Property Info

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£625,000

## Land Size

-

## Age of Property

-

## Year Built

1670

## New Home

No

Creation Date

**25/04/2026**

# Property Features

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

## Feature 1

Spacious Grade II Listed Farmhouse

## Feature 2

Character Features Throughout

## Feature 3

Four Double Bedrooms

## Feature 4

Spacious Reception Rooms

## Feature 5

Two Additional Loft Spaces Offering Potential And Space

## Feature 6

Private Mature Rear Garden With A Lawn, Shrubs And Decking Area

## Feature 7

Ample Parking To The Front And Side Of The Property

## Feature 8

Sought After Village Location

Creation Date

**25/04/2026**

# Property Description

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

## Impressive Spacious Farmhouse With Four Bedrooms And Mature Gardens In Higham

### Key Features

- Grade II Listed Farmhouse Dating Back To 1670
- Full Of Original Features Including Beams Throughout
- Spacious Lounge With Gas Fire And Mullioned Windows
- Large Dining Room With Gas Fire and Potential Second Sitting Area
- Breakfast Room Overlooking The Rear Garden
- Modern Kitchen With Bosch Integrated Appliances
- Downstairs WC
- Four Well Proportioned Double Bedrooms
- Main Bedroom With Fitted Wardrobes
- Three Piece Bathroom And Separate Shower Room
- Additional Versatile Rooms Accessed From Fourth Bedroom
- Wraparound Gravel Driveway Providing Ample Parking
- Front Patio Area With Plants And Shrubs
- Mature Rear Garden With Lawn, Trees And Decking Area
- Popular Village Location With Countryside Surroundings
- Easy Access To Burnley, Pendle And Transport Links

Lower House Farm in Higham is a striking, character-filled Grade II listed farmhouse dating back to 1670, with original features and beams throughout. The spacious lounge offers exposed beams, a gas fire and traditional mullioned windows, creating a warm and inviting space. There is also a large, bright dining room with similar features, offering flexibility as a second lounge if desired.

To the rear, a breakfast room enjoys views over the garden, leading through to a modern kitchen fitted with Bosch integrated appliances and generous windows that allow plenty of natural light. A useful storage room is accessed from the kitchen, while a downstairs WC is conveniently located off the lounge.

### Creation Date

**25/04/2026**

# Property Description

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

Upstairs, a stone staircase leads to four well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes. The property also features a stylish three-piece bathroom and a separate three-piece shower room. From the fourth bedroom, there is access to two additional rooms, ideal for home working, hobbies or extra sleeping space.

Externally, the property enjoys a wraparound gravel driveway providing ample parking to the front and side. The front garden includes a patio area with shrubs and flowers, while the rear offers a mature garden with lawn, established trees, planting and a decking area.

Higham is a well-regarded village offering a friendly community feel, with a traditional village pub and a well-rated primary school. The area is surrounded by open countryside, ideal for walking and enjoying the outdoors, while still being conveniently placed for access to Burnley, Pendle and the wider motorway network. The nearby village of Fence is just a short drive away, offering a local shop, two further pubs and additional schooling options, making it a great choice for commuters and families.

From the Agents Perspective:

This is a rare opportunity to purchase a historic farmhouse that offers both character and space in equal measure. The property stands out for its original features, including beams throughout, while still providing practical and flexible living accommodation suited to modern day needs.

The layout works well for a range of buyers, with two spacious reception rooms, four double bedrooms and additional versatile rooms that could suit home working or growing families. The gardens and generous parking further add to its appeal, along with its position in a well-regarded village surrounded by countryside yet within easy reach of nearby towns and transport links.

Creation Date

**25/04/2026**

# Property Description

Lower House Farm, Higham Hall Road, Higham, Burnley, Lancashire, BB12 9EY

From the Clients Perspective:

It is a beautiful house in a lovely village location, full of charm and space for family life. We are now looking to downsize.

## Additional Information

Tenure - Freehold

Council tax band - F

Heating - Gas central

Electric- Mains

Drainage - Mains

## Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

Creation Date

**25/04/2026**