

Property Details

77 Higham Hall Road, Higham,
Lancashire, BB12 9EU

OIRO **£525,000**



Property Photos

77 Higham Hall Road, Higham, Lancashire, BB12 9EU



Creation Date

02/06/2026

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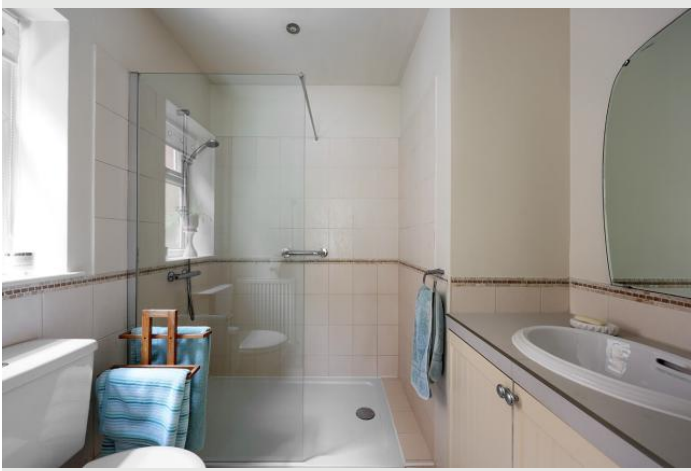
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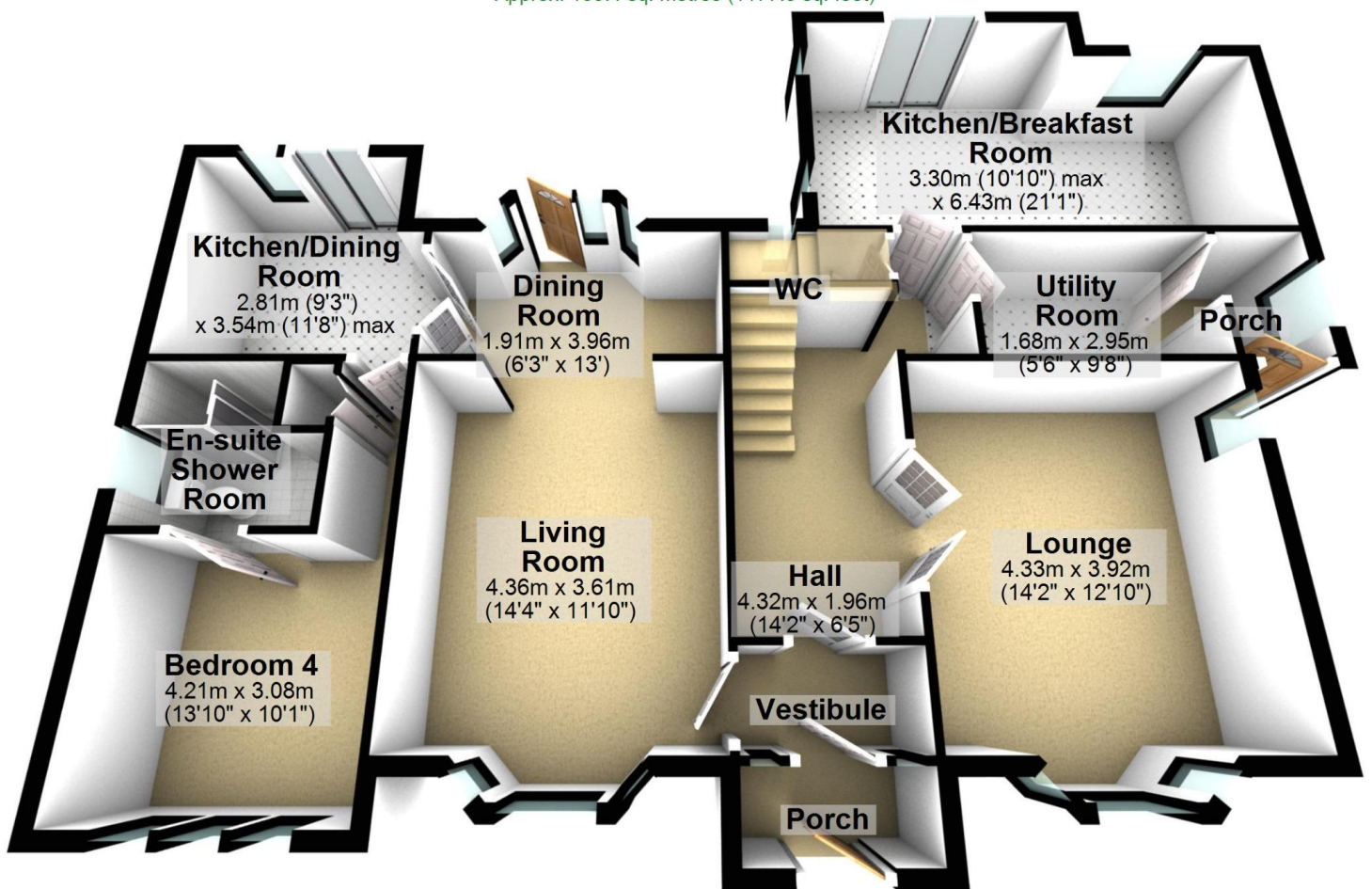
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Property Floor Plans

77 Higham Hall Road, Higham, Lancashire, BB12 9EU

Ground Floor

Approx. 109.4 sq. metres (1177.5 sq. feet)



Total area: approx. 182.5 sq. metres (1964.2 sq. feet)

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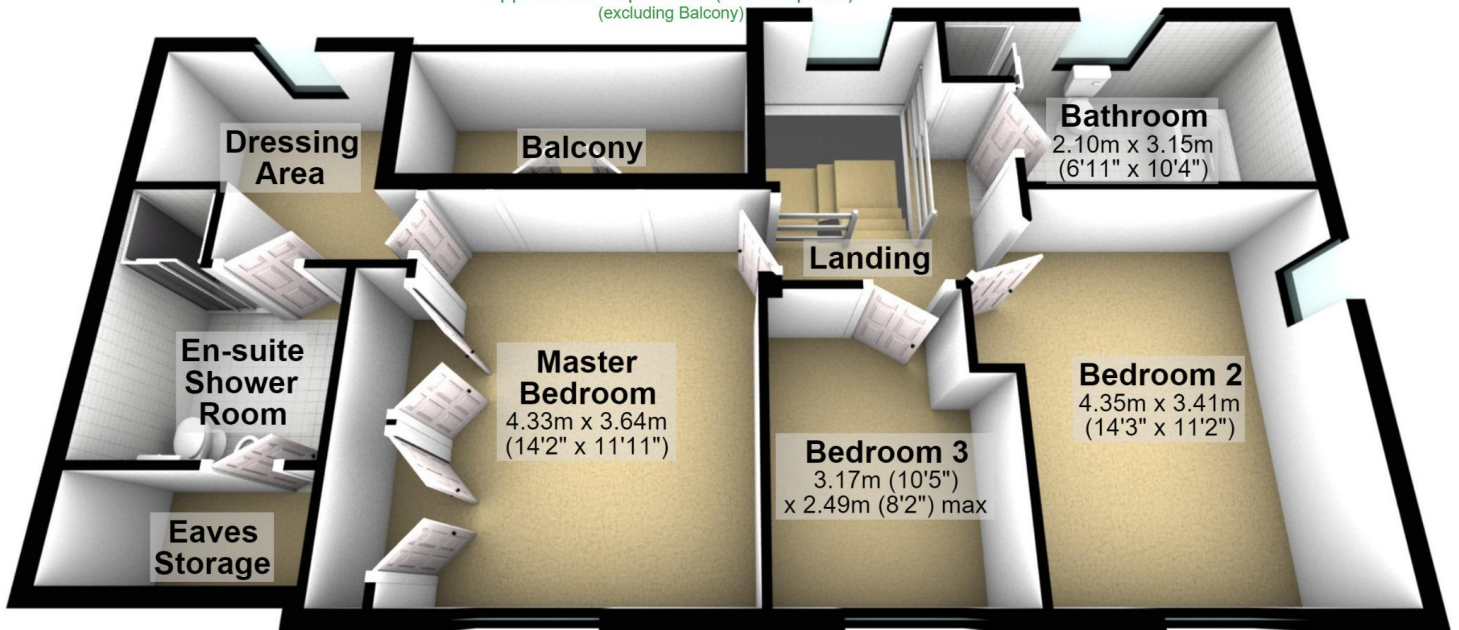
02/06/2026

Property Floor Plans

77 Higham Hall Road, Higham, Lancashire, BB12 9EU

First Floor

Approx. 73.1 sq. metres (786.7 sq. feet)
(excluding Balcony)



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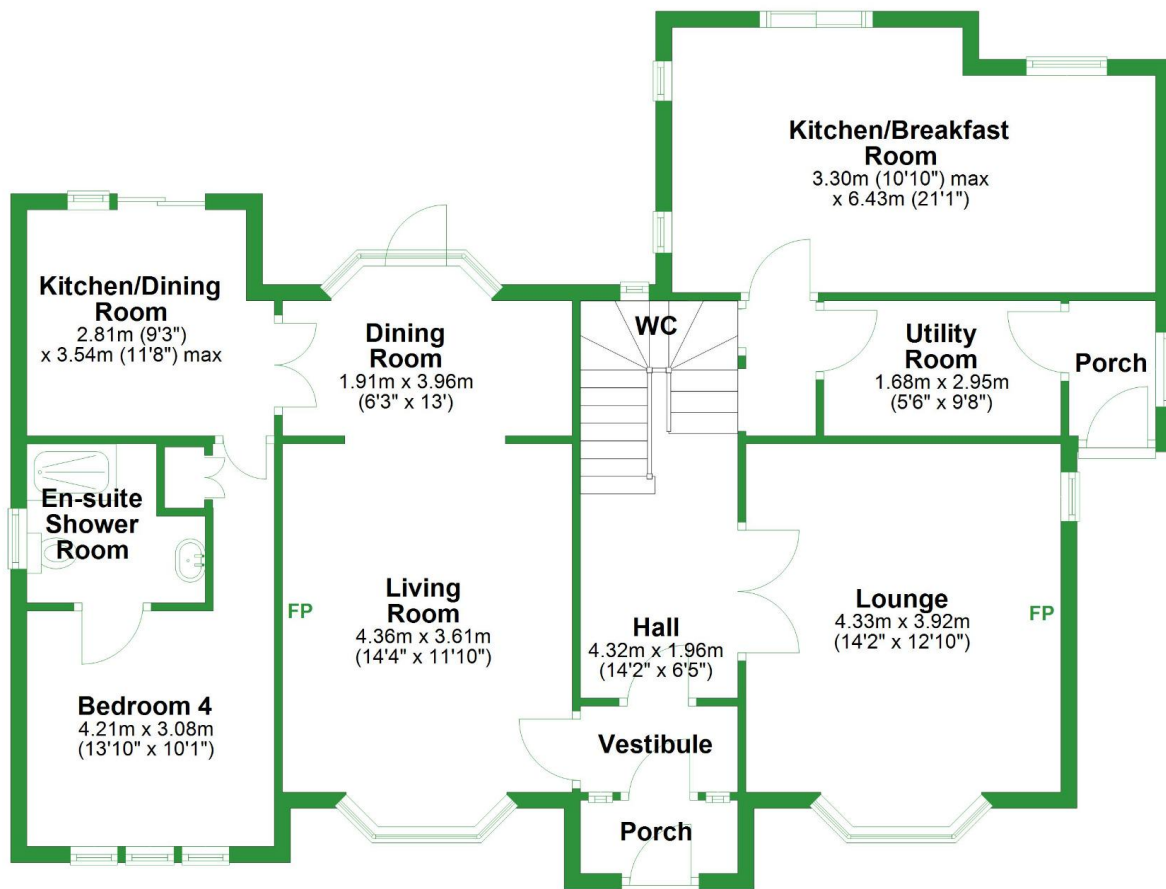
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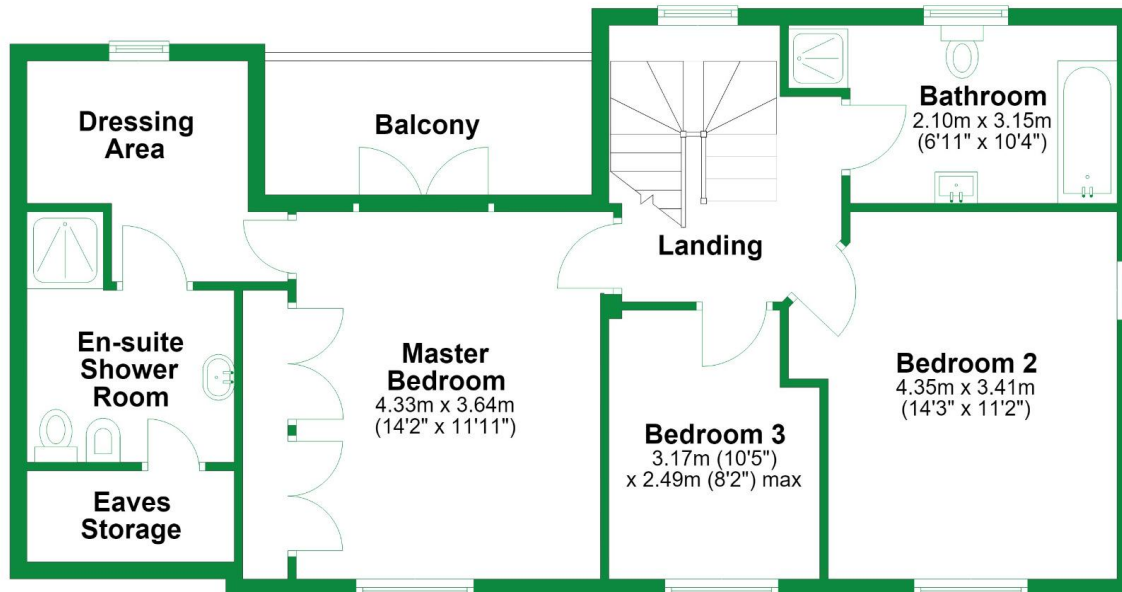
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Property Info

77 Higham Hall Road, Higham, Lancashire, BB12 9EU

Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

3

Receptions

2

Tenure Type

Freehold

Floor Area

1968

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

77 Higham Hall Road, Higham, Lancashire, BB12 9EU

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£525,000

Land Size

-

Age of Property

-

Year Built

1936

New Home

No

Creation Date

02/06/2026

Property Features

77 Higham Hall Road, Higham, Lancashire, BB12 9EU

Feature 1

Spacious Three-bedroom Detached Family Home In A Sought-after Village Location

Feature 2

Versatile And Flexible Living Accommodation Throughout

Feature 3

Self-contained One Bedroom Annexe Ideal For Extended Family, Guests, Or Independent Living

Feature 4

Impressive Principal Bedroom With Dressing Area/home Office Space, En-suite Shower Room And A Private Balcony With Countryside Views

Feature 5

Bright Kitchen Dining Area With Integrated Appliances

Feature 6

Two Further Bedrooms And Family Bathroom Featuring Both A Bath And Shower

Feature 7

Downstairs Wc And Spacious Utility Room

Feature 8

Lovely Well Established, South Facing, Private Rear Garden With A Lawn Area, Patio And Mature Shrubs, Plants And Flowers

Feature 9

Private Driveway To The Front Providing Ample Off Road Parking

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Property Description

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Spacious Detached Family Home with Flexible Living Space and South Facing Garden in Higham

Key Features

Spacious three-bedroom detached family home in a sought-after village location
Versatile and flexible living accommodation throughout
Bright and spacious lounge with an attractive bay window
Open-plan lounge and dining area with patio doors opening onto the garden
Modern kitchen dining area with integrated appliances
Self-contained annexe ideal for extended family, guests, or independent living
Annexe includes kitchen dining area, bedroom with fitted wardrobes, and shower room
Impressive principal bedroom with dressing area/home office space
Large en-suite shower room to the main bedroom
Private balcony from the principal bedroom, enjoying stunning open views
Two further generously sized bedrooms
Family bathroom fitted with both a bath and a separate shower
Useful downstairs WC
Spacious utility room providing additional storage and laundry space
Large driveway providing ample off-road parking
Two garden outbuildings outside providing further storage
Beautiful south-facing rear garden arranged over two levels
Well-established garden with mature trees, colourful plants, and established shrubs
Private outdoor space ideal for relaxing and entertaining
Peaceful village setting with a strong sense of community
Within walking distance to a well-regarded primary school and local pub
Conveniently located near a fantastic community hub and local amenities
Ideal home for growing families or multi-generational living

Brooklands on Higham Hall Road is a spacious and versatile three-bedroom detached family home, offering bright and flexible living accommodation in a highly sought-after village location. Beautifully presented throughout, the property combines generous living space with a wonderful sense of light and comfort, making it ideal for modern family life.

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The welcoming entrance hallway leads into a spacious lounge featuring a large bay window, creating a bright and relaxing space to unwind. To the rear, the kitchen dining area is fitted with integrated appliances and opens directly onto the garden, perfect for both everyday living and entertaining. In addition, there is a superb open-plan lounge and dining area with patio doors that flood the space with natural light and create a seamless connection to the outdoor areas. The ground floor further benefits from a useful downstairs WC and a spacious utility room, providing excellent practicality and additional storage space for busy family life.

A particularly valuable feature of the home is the self-contained annexe, accessed from the dining area. This versatile space includes its own kitchen dining area with patio doors to the garden, a bedroom with fitted wardrobes, and a shower room, making it ideal for extended family, guests, or independent living accommodation.

Upstairs, the impressive principal bedroom enjoys a bright and airy feel with dual aspect windows, fitted wardrobes, a dressing area or home office space, and a spacious en-suite shower room. Patio doors open onto a lovely private balcony, providing a peaceful seating area with stunning open views - the perfect place to enjoy a morning coffee or unwind in the evening. The two further bedrooms are both generously sized and are complemented by a well-appointed family bathroom featuring both a bath and a separate shower.

Externally, the property benefits from a large driveway to the front, providing ample off-road parking. To the rear, the beautiful south-facing garden is a true highlight of the home. Wonderfully private and well established, the garden is arranged over two levels with a patio area leading down to a generous lawn bordered by mature trees, colourful plants, and established shrubs. This tranquil outdoor space offers a fantastic setting for relaxing, entertaining, and enjoying the peaceful surroundings.

From the Agent's Perspective:

Brooklands is a fantastic family home offering spacious and flexible accommodation in a

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highly regarded village location. The layout works particularly well for modern family living, with bright open-plan reception areas, generous bedroom sizes, a practical utility room, downstairs WC, and the added benefit of a self-contained annexe that could suit extended family or guests.

The south-facing garden is a real feature of the property, providing a private outdoor space to enjoy throughout the day. Brooklands is also perfectly placed for family living, with a school within walking distance and a friendly village community close by. There is a well-regarded pub nearby, along with easy access to bus routes and motorway links. Barrowford, Padiham and Burnley are all just a short drive away, offering a wide range of shops, restaurants and everyday amenities.

From the Client's Perspective:

The property feels very bright and airy throughout, and the south-facing garden is a real highlight, offering a lovely private outdoor space to enjoy. Higham is a welcoming village with a strong sense of community spirit, and everything is close at hand, including the local school, church and pub. There are also convenient bus routes nearby, along with easy access to motorway junctions and surrounding schools, making it a very practical location for both family life and commuting.

Additional Information

Tenure- Freehold

Council tax band - D

Annex council tax band - A

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

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mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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