Higher House, Briercliffe, BB10 3QE



A truly rare opportunity to acquire an exceptional period country residence, combining beautifully renovated family accommodation, an attached cottage, a traditional barn with potential for further residential development and impressive agricultural and equestrian facilities, all within one of the area's most desirable countryside locations.

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An Exceptional Grade II Listed Six-Bedroom Country Residence with Attached Cottage, Traditional Barn with Residential Development Potential, Purpose-Built Agricultural and Equestrian Barn and Stabling

Occupying an enviable position amidst the picturesque countryside of Briercliffe, Higher House is an outstanding and individually styled country residence, offering an exceptional combination of historic character, beautifully renovated accommodation and remarkable versatility in a highly desirable semi-rural setting.

Dating back to circa 1725, this impressive Grade II listed farmhouse has been extensively extended and sympathetically renovated throughout, successfully blending its rich architectural heritage with the comforts and conveniences of contemporary family living. The result is a substantial and beautifully appointed home of considerable distinction, retaining the charm of its origins whilst providing generous and adaptable accommodation ideally suited to modern family lifestyles.

The impressive six-bedroom farmhouse is complemented by an attached cottage, offering excellent flexibility for extended family living, guest accommodation or a variety of alternative uses. Adjoining the cottage is a further traditional barn, understood to have previously benefited from planning permission relating to residential conversion. This presents an exciting opportunity for purchasers seeking to create additional independent accommodation, subject to verification of the relevant planning consent, its conditions and current validity. The combination of these buildings provides exceptional scope for multi-generational living or those seeking a country residence with further development potential.

Externally, Higher House continues to impress with its excellent range of ancillary buildings, including stabling and a substantial detached agricultural and equestrian barn. These purpose-built facilities further enhance the property's appeal, particularly for those with equestrian, agricultural or countryside lifestyle interests.

Enjoying an attractive position along Nelson Road, Higher House combines the tranquillity and charm of its rural surroundings with the convenience of nearby village amenities. The popular communities of Harle Syke and Worsthorne are within easy reach, whilst Burnley town centre and access to the M65 motorway provide excellent connections throughout the wider Northwest region.

BRIEFLY COMPRISING:- ENTRANCE PORCH, TWO RECEPTION ROOMS, EXTENDED DINING KITCHEN, SEPARATE UTILITY, REAR PORCH, TWO-PIECE CLOAKROOM, FURTHER RECEPTION ROOM / SNUG, FIVE BEDROOMS TO FIRST FLOOR, TWO WITH ENSUITE BATHROOMS, HOUSE BATHROOM, FURTHER BEDROOM TO SECOND FLOOR; ATTACHED COTTAGE: GROUND FLOOR RECEPTION ROOM WITH ENTRANCE PORCH AND KITCHENETTE, DOUBLE SIZED BEDROOM TO FIRST FLOOR AND BATHROOM; ATTACHED BARN: WITH PLANNING PERMISSION HAVING HISTORICALLY BEEN GRANTED FOR CONVERSION INTO A FURTHER DWELLING. MATURE GARDENS ENVELOP THE PROPERTY TO FRONT, SIDE AND REAR, DETACHED GARAGE WITH SEPARATE GYMNASIUM, SUBSTANTIAL BARN WITH ATTACHED STABLES.

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Opening into:-





Impressive Entrance Porch

9'07" x 9'01" Solid wood floor, exposed stone walls with inset niches, exposed timber beams, wall light points, cast-iron radiator, inbuilt storage cupboards, circular glazed windows to either side elevation. Impressive original timber door with complementing ironwork and opening through into:-









Reception Room One

19'09" x 19'11" Oak wood tread staircase ascending to the first floor level with matching open oak wood balustrade. Impressive stone built fireplace with cast-iron multi-fuel stove set onto a stone hearth with exposed timber lintel over, timber beams to ceiling with inset spot lighting, two cast iron radiators. Stone mullion windows to the front elevation. Oak wood floor extending with opening into:-



Reception Room Two

11'02" x 13'05" Oakwood floor area, inset spotlighting to ceiling, cast-iron radiator. UPVC framed double glazed French style doors with exposed timber lintel over and opening out into the private rear garden.

Dining Kitchen

26'02" x 20'06" Twin Belfast-style sink unit with cupboards under, comprehensive range of modern wall, base, tall and glazed display units, co-ordinating granite worktops extending to matching centre island, part-tiled walls, fully tiled floor, inset spot lighting to ceiling. UPVC framed double glazed windows to the rear and side elevations, UPVC framed double glazed French-style doors opening into the rear garden. Access to:-

Utility Room

6'03" x 12'09" Inset stainless steel sink unit with cupboards under, matching wall and base units with co-ordinating oak worktops, plumbing for washing machine and space for under counter fridge or freezer, inset spot lighting to ceiling, inbuilt storage cupboard. Tiled floor area extending through into-

Rear Porch

6'08" x 3'10" Modern composite rear entrance door with frosted double glazed centre panel, tiled floor area. Access to:-

Two Piece Cloakroom

5'06" x 3'07" Two piece white suite incorporating low-level WC and wash hand basin set into vanity-style unit, with tiled splashbacks, inset spot lighting to ceiling with extractor, tiled floor area. UPVC framed frosted double glazed window to the side elevation.





Reception Room Two

14'03" x 12'0" Stone chimney breast with cast-iron multi-fuel stove set onto stone hearth, laminate wood floor, cast-iron radiator, exposed stone walls with inset niches, wall light points, Stone mullion windows to the front elevation and UPVC framed double glazed window to the side.

First Floor Landing

21'10" x 7'03" Stairs (3'03) ascending to the second floor level, inset spot lighting to ceiling, radiator. Karndean floor area. Access to:-



Master Bedroom

15'0" x 14'0" UPVC framed double glazed picture-window affording a fabulous open aspect to the rear over open countryside with a distant glimpse of Pendle Hill, inset spot lighting to ceiling, Karndean floor area. Walk-in wardrobe (6'04" x 5'01"). Oak-panelled door to:-



Ensuite Shower Room

8'01" x 5'5" Three piece White suite incorporating wash basin set into cantilever vanity-style unit, low-level WC and step in shower with tiled seat, chrome mixer rain shower fittings, tiled walls and glazed screen over. Fully tiled walls and floor area, inset spot lighting to ceiling with extractor, chrome heated towel rail. UPVC framed double glazed window to the rear elevation.









Bedroom Two

21'04" x 12'11" Exposed brick built chimney breast with stone hearth, inset spot lighting to ceiling, two radiators. Sone mullion windows to the front elevation and UPVC framed double glazed window to the side elevation. Oak wood door to:-

Bedroom Three

15'09" x 13'06" into chimney breast recess. Inset spot lighting to ceiling, radiator. Stone mullion windows to the front elevation.



Ensuite

7'02"x 8'07" Panelled L-shaped bath with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin and low-level WC set into modern vanity style unit with concealed cistern, inset spot lighting to ceiling, chrome heated towel rail, tiled floor and half-tiled walls. UPVC framed frosted double glazed window to the side elevation.



Bedroom Four

15'05" x 12'05" Inset spot lighting to ceiling, radiator, inbuilt storage cupboard. UPVC framed double glazed window also affording an unblemished open outlook to the rear elevation.



Bedroom Five

8'07" x 9'04" Exposed beamed ceiling, Karndean floor area, stone hearth and feature display niches. Stone mullion window to the front elevation.



House Bathroom

8'07" x 7'06" Three piece white suite incorporating L-shaped bath with chrome mixer rain shower fittings, tiled area and glazed screen over, part-tiled walls with toiletry / display niches, wash basin set into modern cantilever vanity unit, low-level WC, half-tiled walls, chrome heated towel rail, tiled floor area.

Second Floor Landing

5'09" x 6'07" Access to eaves storage areas, radiator. Door opening into:-

Bedroom Six

13'0" x 11'06" Access to further eaves storage areas. Sealed unit double glazed Velux-style window.

Attached Higher House Cottage

Entrance Porch

4'03" x 5'01" Glazed windows to either side and door opening into;-



Reception Room / Kitchenette

17'04" x 13'06" Stairs (2'06") ascending to the first floor, cast-iron stone set onto stone hearth and inbuilt storage cupboards to recess.

Kitchenette having stainless steel sink unit and drainer with cupboards under, matching wall and base units incorporating oven / grill and four ring ceramic hob, co-ordinating worktops and part-tiled walls, plumbing for washing machine, space for under counter fridge, exposed timber ceiling beams. Stone mullion windows to the front elevation.

First Floor



Bedroom One

13'0" x 13'06" Stone mullion windows to the front elevation. Twin glazed panelled door to:-

Bathroom

Four piece suite incorporating panelled corner bath, wash basin, low-level WC and step in glazed shower cubicle with mixer shower fittings and tiled area over, half tiled walls, loft access point.

Attached Barn

32'05" x 21'10" opening into 13'05" x 13'08".

Outside

Stone walling to the front and screened by an abundance of mature trees and bushes, wrought iron gate leading with pathway and stone well to the front. Two vehicular access points from Nelson Road and emerging into an open hard standing area.

Detached Garage

24'08" x 13'0" having remote up-and-over door, power and lighting installed. Attached gymnasium 24'04" x 6'07" again with power and lighting installed and UPVC framed double glazed French-style doors.

Two Separate Stables

18'10" x 14'11" and 19'03" x 11'01"

Purpose Built Agricultural Barn

64'09" x 19'01" and 20'01" x 37'08"













Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : E

Approximate Square Footage : 4,337 SqFt / 402 SqM

Services :
Mains supplies of water and electricity.

Viewing :
By appointment with our Burnley office.











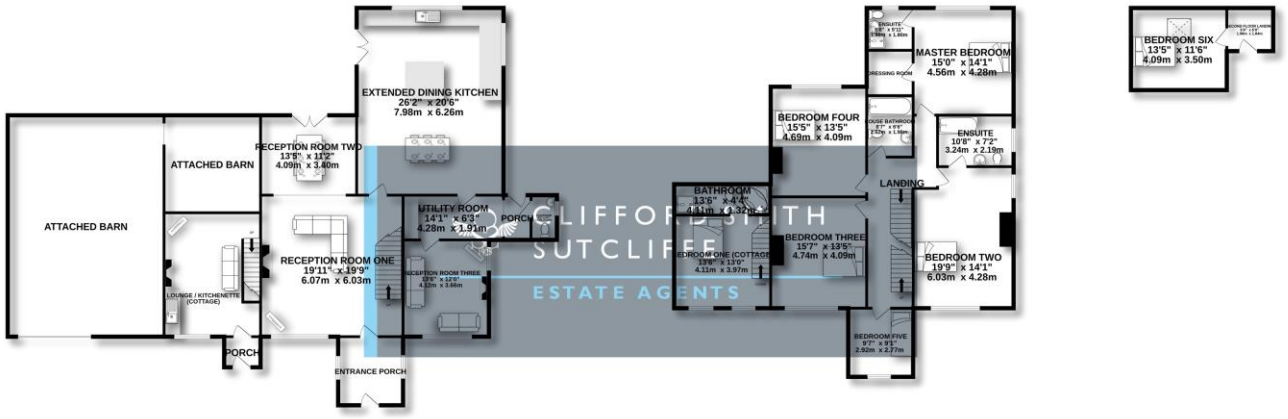




GROUND FLOOR
2566 sq.ft. (238.4 sq.m.) approx.

FIRST FLOOR
1577 sq.ft. (146.5 sq.m.) approx.

2ND FLOOR
193 sq.ft. (18.0 sq.m.) approx.



FIVE / SIX BEDROOM FARMHOUSE WITH ATTACHED COTTAGE & BARN

TOTAL FLOOR AREA : 4337 sq.ft. (402.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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