

# Property Details

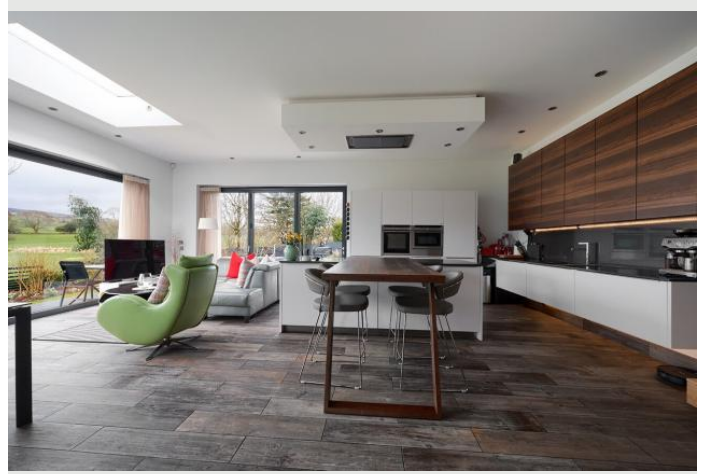
5 Higham Road, Padiham,  
Burnley, Lancashire, BB12 9AP

Offers in Excess of **£800,000**



# Property Photos

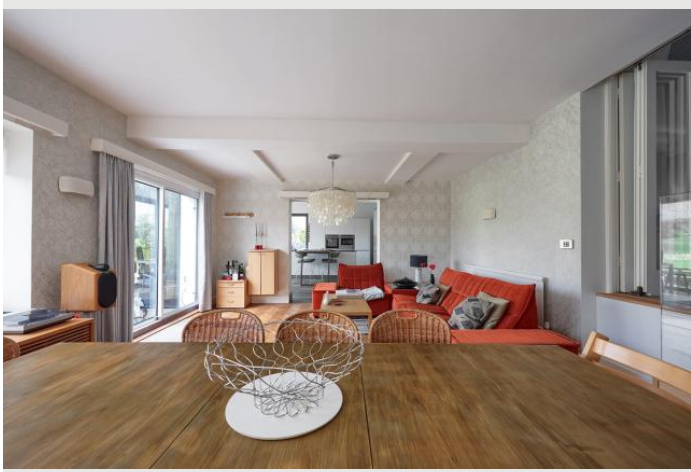
5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP



Creation Date  
**13/04/2026**

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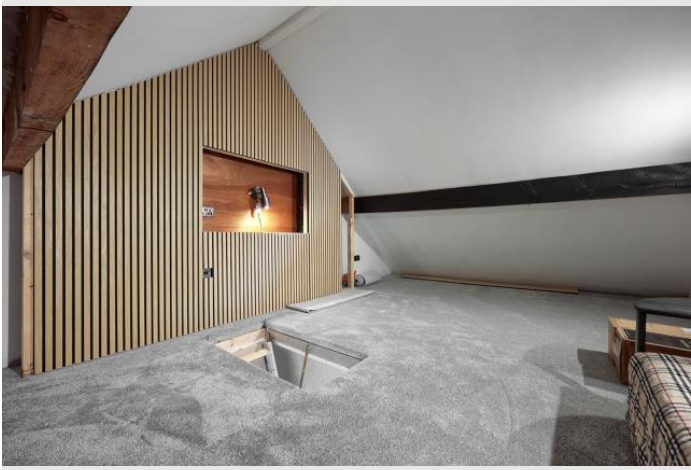
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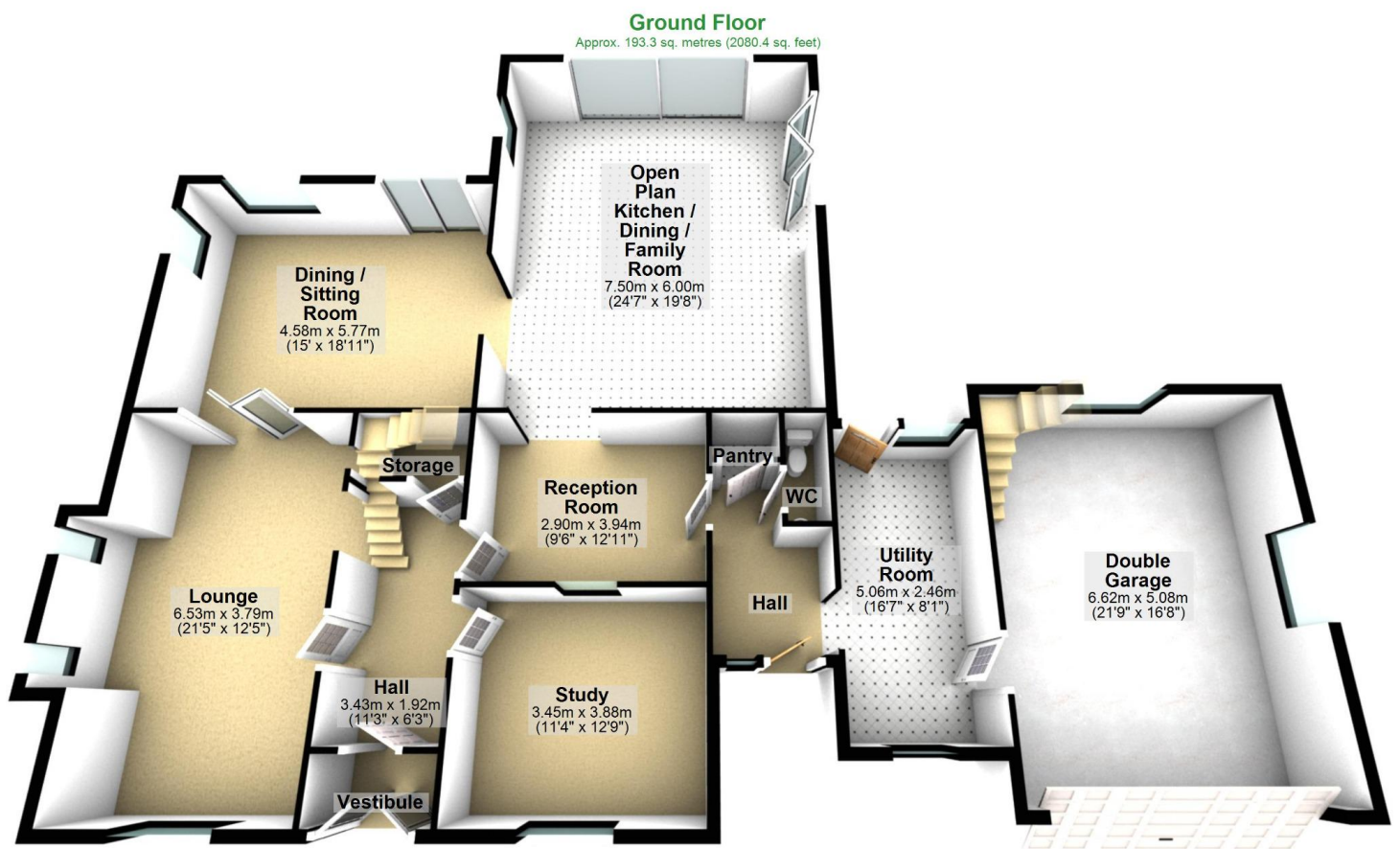
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Creation Date  
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# Property Floor Plans

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP



Total area: approx. 310.6 sq. metres (3342.9 sq. feet)

Creation Date

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# Property Floor Plans

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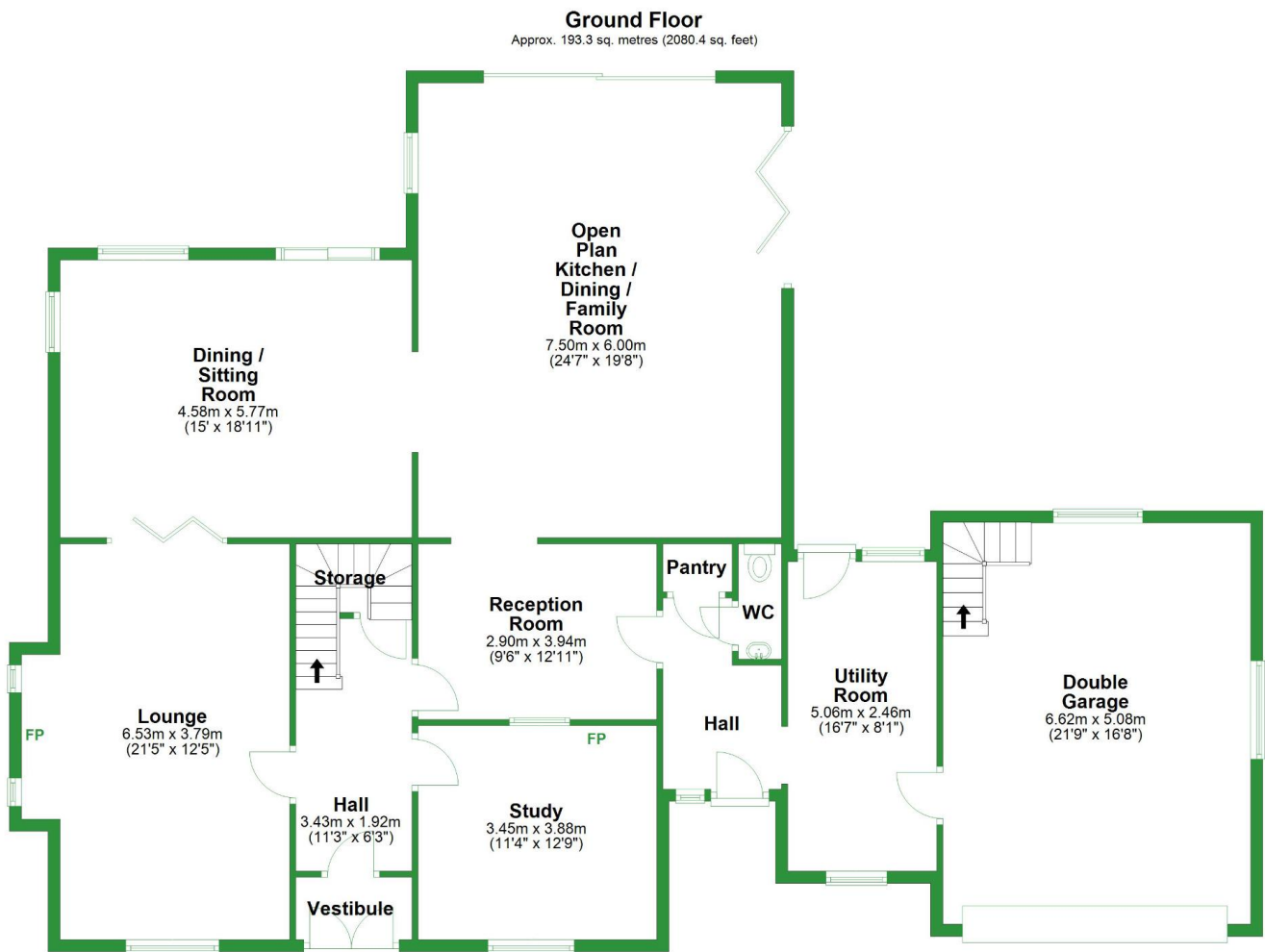


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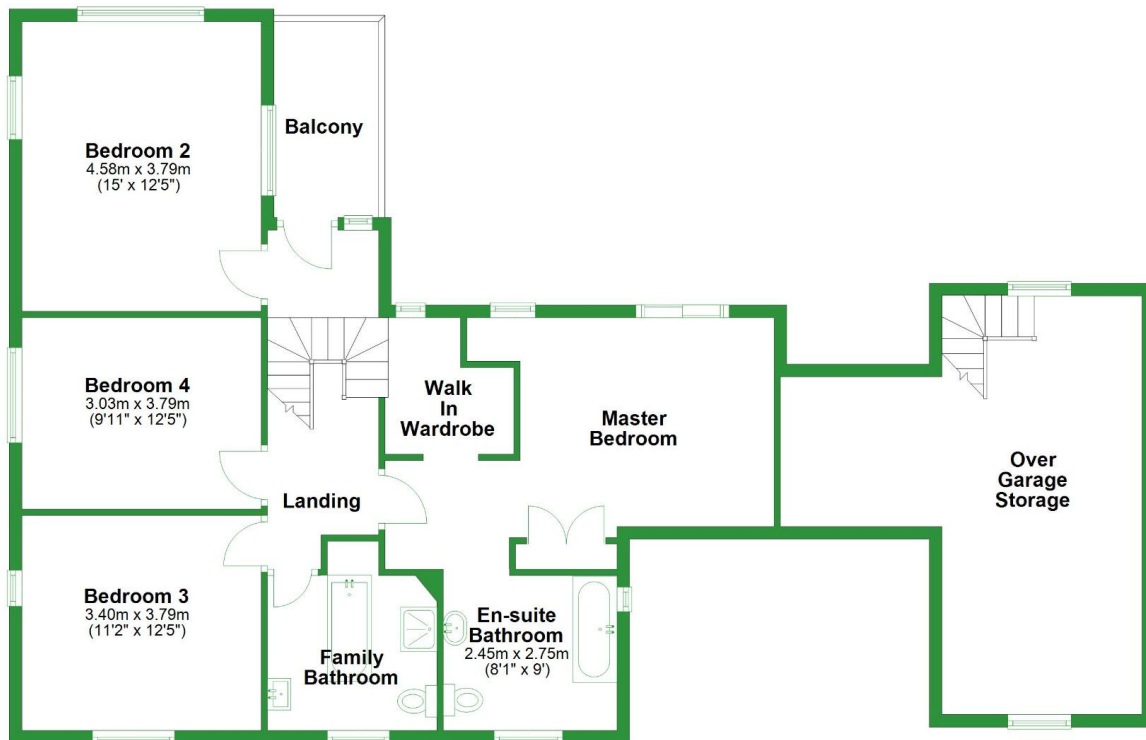
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# Property Floor Plans

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

## First Floor

Approx. 117.3 sq. metres (1262.5 sq. feet)  
(excluding Balcony)



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# Property EPC

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

18/02/2026, 14:26

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
5 Higham Road Padiham BURNLEY BB12 9AP	Energy rating <b>C</b>	Valid until: 13 August 2035
		Certificate number: 0300-4673-0422-2593-3853
Property type	Detached house	
Total floor area	255 square metres	

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-4673-0422-2593-3853?print=true>

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# Property Info

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

4

## Tenure Type

Freehold

## Floor Area

3341

## Agency Type

Sole

## Parking

Drive

## Type

Sales

## Electricity

Mains Supply

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# Property Info

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

## 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

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Offers in Excess of

## Price

£800,000

## Land Size

-

## Age of Property

-

## Year Built

1947

## New Home

No

Creation Date

**13/04/2026**

# Property Features

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

## Feature 1

Substantial, Individual Four Bedroom Detached Property With A Gated Entrance In A Sought After Area

## Feature 2

Bright, Spacious, Contemporary Kitchen/living Area With Bifold & Sliding Doors Into The Garden

## Feature 3

Three Further Reception Rooms

## Feature 4

Spacious Main Bedroom With En-suite Bathroom And Walk-in Wardrobe

## Feature 5

Three Further Double Bedrooms

## Feature 6

Utility Area Leading Into The Double Garage

## Feature 7

Open Countryside Views To The Rear

## Feature 8

Lawn And Patio Areas With Seating To Both The Front And Rear Of The Property

## Feature 9

Potential For A Cinema Room In Bedroom Three

## Feature 10

Storage Space Above The Double Garage And Utility Room With Potential For Further Development

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# Property Description

5 Higham Road, Padiham, Burnley, Lancashire, BB12 9AP

## Spacious Four Bedroom Detached Home with Countryside Views and Gated Entrance

### Key Features

Bright open plan kitchen, dining and family space with views over the garden and extensive countryside

Bifold and sliding doors creating a strong connection to the outside space

High-quality integrated Neff appliances, including oven, combi microwave and induction hob

Underfloor heating to the main living area, ensuite bathroom and family bathroom

Spacious garden room ideal for entertaining or relaxing

Separate lounge with large windows and a contemporary hole-in-the-wall gas fire

Versatile second reception room suitable as a playroom or snug

Dedicated study with a full-height window offering a front-to-back view through to the garden

Useful pantry, utility room and downstairs WC for everyday practicality.

Double garage with additional room above, offering further potential

Main bedroom with a walk-in wardrobe and countryside views

Modern ensuite bathroom with bath and quality fittings

House bathroom with bath, shower and wet area.

Additional bedroom with space above suitable for a cinema or hobby room

Covered balcony accessed from the landing

Extensive rear garden with patio, pergola, decking and seating areas

Extensive modern lighting design inside and out, with both feature and accent fittings, and smart control to the main living areas.

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# Property Description

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A rare opportunity to acquire a unique, exclusive home in a sought-after location on the edge of Huntroyd, Padiham. It combines contemporary living with some features from the original house, all with the privacy afforded by the third of an acre landscaped plot.

An exceptional property, dating from 1947, expertly remodelled in 2016 with a striking contemporary aesthetic and finished to the highest specification throughout.

Tucked away behind the gated entrance and set back from the road, the property is approached via a spacious driveway adjacent to the front gardens, which features lawn, manicured planting and well-maintained herbaceous beds; all providing seclusion to the extensive porcelain front patio area, which forms a tranquil retreat.

This individual property combines stylish design and presentation. The extensive glazing and Indian stone modern patio areas to the rear and side of the house provide for splendid inside-out contemporary living, with uninterrupted views to Pendle Hill and the surrounding countryside.

The entrance hall flows seamlessly through to an impressive open-plan kitchen, dining, and informal living area. The Rational kitchen boasts a feature central breakfast island and is fitted with premium Neff integrated appliances. It has Silestone solid surface work surfaces, and the tall book-matched teak wall units soften the contemporary design; an ideal space for entertaining.

Its location in Padiham provides a welcoming community atmosphere, ideal for families or professionals seeking a balance between urban convenience and suburban tranquillity.

From the Agent's Perspective:

The accommodation offers excellent versatility, with multiple reception rooms suited to a range of uses. A spacious lounge to the front features large windows and a hole-in-the-wall remote-controlled gas fire, while a dedicated study with full-height glazing provides a bright yet private workspace. A further reception room links back into the main living space, and practical additions include a pantry, WC and a utility room with access to the double garage and a room above, ideal for conversion or flexible use.

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Upstairs, there are four well-proportioned double bedrooms. The principal bedroom enjoys an elevated outlook, complemented by a walk-in wardrobe and a modern ensuite with underfloor heating. The family bathroom is arranged as a contemporary wet room, also benefitting from underfloor heating. Bedroom three offers additional space above, perfect for a cinema or hobby room, while a covered balcony from the landing provides a further vantage point to take in the surroundings.

Externally, the rear garden is thoughtfully arranged with a mix of patio, pergola, decking and seating areas, creating a private and functional outdoor space suited to both relaxation and entertaining.

Offered with no onward chain, the property is available for immediate occupation.

From the Client's Perspective:

Loved by visitors, children and dogs alike - mainly because of the flow of the downstairs accommodation - this is just an amazing house. Certainly a party house, worthy of sharing!

The panorama from the kitchen windows provides nature's ever-changing 'works of art'. Herons, deer, and very occasionally the farmer's sheep, grace the fields. In the summer months especially, we feel we live in a remote countryside home, and yet so perfectly, we have brilliant neighbours, are 4 minutes drive from our local supermarkets and have marvellous motorway connections.

For ten years, we have been blessed and privileged to live here. Now, the time has come to let someone else become part of the home's history, as we downsize for our retirement years.

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## Additional Information

Tenure- Freehold

Council tax band - G

Heating- Gas Central Heating

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.

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