Hilton & Horsfall
PRESTIGE

Higherford Lodge, Middleton Drive, Barrowford

£935,000


Hilton &
Horsfall





Middleton Drive, Barrowford

£935,000

- Substantial gated detached bungalow set on a prestigious residential development
- Occupying an impressive approx. 0.80 acre landscaped plot
- Five bedrooms including two with ensuite facilities
- Multiple spacious reception rooms including a garden room with panoramic views
- Beautifully maintained mature gardens with ornamental pond and pergola walkways
- Large double garage, sweeping driveway and extensive off-road parking

Higherford Lodge is an exceptional gated detached bungalow occupying a generous and beautifully maintained plot of approximately 0.80 acres, offering substantial and highly versatile accommodation finished to an excellent standard throughout. This impressive home provides a superb balance of elegant reception spaces and comfortable bedrooms, including a magnificent living room, formal dining room, garden room enjoying panoramic views across the gardens, a well-appointed breakfast kitchen and a number of additional reception areas which together create a wonderful environment for both family living and entertaining. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs. The property is set within outstanding landscaped grounds which include expansive lawns, mature planting, an attractive ornamental pond and a series of pergola walkways and patio areas designed to fully enjoy the peaceful surroundings. Approached via electric gates and a sweeping driveway leading to a large double garage, Higherford Lodge offers an exceptional level of privacy and space while remaining conveniently located for the amenities of Barrowford along with excellent access to the surrounding countryside including nearby Blacko and Gisburn.


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall

Higherford Lodge, Middleton Drive, Barrowford

£935,000

Higherford Lodge is an exceptional gated detached bungalow occupying a generous and beautifully maintained plot of approximately 0.80 acres, offering substantial and highly versatile accommodation finished to an excellent standard throughout. This impressive home provides a superb balance of elegant reception spaces and comfortable bedrooms, including a magnificent living room, formal dining room, garden room enjoying panoramic views across the gardens, a well-appointed breakfast kitchen and a number of additional reception areas which together create a wonderful environment for both family living and entertaining. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs. The property is set within outstanding landscaped grounds which include expansive lawns, mature planting, an attractive ornamental pond and a series of pergola walkways and patio areas designed to fully enjoy the peaceful surroundings. Approached via electric gates and a sweeping driveway leading to a large double garage, Higherford Lodge offers an exceptional level of privacy and space while remaining conveniently located for the amenities of Barrowford along with excellent access to the surrounding countryside including nearby Blacko and Gisburn.

GROUND FLOOR

RECEPTION HALLWAY
A truly impressive and spacious reception hallway creating a grand first impression, featuring a striking split-level design with marble steps and a decorative balustrade. The area is beautifully presented and filled with natural light, with elegant detailing and ample space for furniture and display pieces, setting the tone for the generous accommodation found throughout the home.

LIVING ROOM 5.27m x 6.81m (17'3" x 22'4")
A magnificent and exceptionally spacious principal reception room with high ceilings enhancing the sense of space, filled with natural light from an impressive bay of windows enjoying pleasant views across the surrounding landscape. The room features a striking carved fireplace with a stone surround and inset stove forming an attractive focal point, while the generous proportions comfortably accommodate a variety of seating arrangements, creating a superb space for both relaxing and entertaining.

DINING ROOM 4.54m x 5.73m (14'10" x 18'9")
A spacious and elegant formal dining room enjoying an abundance of natural light through multiple windows which also provide pleasant views across the surrounding landscape. The room also features an attractive fireplace creating a focal point, while offering ample space for a large dining table and chairs, making it an ideal setting for family meals and entertaining guests while maintaining a bright and welcoming atmosphere.

STUDY 3.88m x 4.19m (12'8" x 13'8")
A well-proportioned and versatile room enjoying pleasant garden views through a large window, creating a bright and comfortable working environment. The room also features an attractive fireplace which adds character and charm, making it an ideal space for use as a home office, reading room or additional reception area.

BREAKFAST KITCHEN 6.02m x 3.51m (19'9" x 11'6")
A beautifully presented and spacious Stuart Frazer designed breakfast kitchen fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. The room features an Aga cooker set within an attractive surround, integrated appliances and a central island incorporating a breakfast bar which comfortably accommodates seating, creating an ideal space for everyday dining and family life. The kitchen also benefits from multiple windows allowing for plenty of natural light and provides open access through to the garden room, enhancing the superb flow of the living space.

LAUNDRY ROOM 3.10m x 2.33m (10'2" x 7'7")
A practical and well-appointed laundry room fitted with a range of matching wall and base units with complementary work surfaces incorporating a sink and drainer. The room provides space and plumbing for laundry appliances and also houses an additional freezer, and benefits from a window and a door leading out to the rear, allowing for plenty of natural light and convenient external access.

STORE ROOM
Accessed from the laundry room, this useful store room provides excellent additional storage space, ideal for household items, cleaning equipment or pantry-style use. A practical addition to the home which helps keep the main living areas organised and clutter free.

GARDEN ROOM 5.43m x 4.87m (17'9" x 15'11")
A stunning and spacious garden room enjoying panoramic views across the surrounding gardens through an impressive arrangement of windows and a vaulted glazed roof which floods the space with natural light. This versatile room provides ample space for both seating and dining areas while offering direct access out to the patio, creating a superb space for relaxing, entertaining and enjoying the garden throughout the year.

SITTING ROOM 4.47m x 3.00m (14'7" x 9'10")
A comfortable and well-presented reception room enjoying pleasant views over the gardens through a large window. The room features a contemporary wall-mounted fireplace which creates an attractive focal point, while the bright and welcoming layout makes it an ideal space for relaxing or informal entertaining.

WC 1.93m x 2.44m (6'3" x 8'0")
A stylish and well-presented two-piece suite comprising a low level WC and a contemporary wash hand basin set within a vanity unit. The room is finished with tiled walls and flooring, with two windows allowing for plenty of natural light while enjoying pleasant outlooks over the surrounding greenery.

INNER HALLWAY / LANDING
A particularly spacious inner hallway accessed from the main reception hall, providing a versatile additional living space currently arranged with seating and a dining table. This impressive area features recessed ceiling spotlights, decorative wall panelling and large windows allowing plenty of natural light, while also providing access to the bedrooms and bathroom accommodation.

BEDROOM ONE 6.01m x 4.60m (19'8" x 15'1")
A generous and beautifully presented principal bedroom offering an abundance of space for freestanding furniture while enjoying plenty of natural light through multiple windows overlooking the surrounding gardens. The room also benefits from bespoke fitted wardrobes providing excellent storage and offers access through to a large private ensuite, creating a comfortable and well-appointed main bedroom suite.

ENSUITE BATHROOM 3.57m x 3.52m (11'8" x 11'6")
A spacious and beautifully appointed ensuite bathroom comprising a four-piece suite including a panelled jacuzzi bath, a walk-in shower enclosure, a wash hand basin set within a vanity unit and a low level WC. The room is finished with attractive tiled walls and flooring with the added benefit of underfloor heating, and also features a window allowing for natural light, creating a bright and relaxing space to unwind.

BEDROOM TWO 3.61m x 2.78m (11'10" x 9'1")
A well-proportioned double bedroom enjoying pleasant views over the rear garden through a large window allowing plenty of natural light. The room offers ample space for freestanding furniture and benefits from recessed ceiling spotlights and direct access through to a private ensuite shower room, making it an ideal guest bedroom suite.

ENSUITE SHOWER ROOM 2.15m x 1.78m (7'0" x 5'10")
A modern and stylish ensuite shower room fitted with a three-piece suite comprising a walk-in shower enclosure with chrome fittings, a wash hand basin set on a vanity unit and a low level WC. The room is finished with attractive tiled walls and flooring and benefits from recessed ceiling lighting, creating a bright and contemporary space.

BEDROOM THREE 4.87m x 3.59m (15'11" x 11'9")
A spacious and beautifully presented double bedroom positioned to the front of the property, enjoying pleasant open views through a large window allowing for plenty of natural light. The room benefits from high quality fitted bedroom furniture by Simpsons of Colne, providing excellent storage while maintaining a stylish and cohesive finish, along with recessed ceiling spotlights creating a bright and comfortable bedroom space.

BEDROOM FOUR 3.01m x 3.57m (9'10" x 11'8")
A well-proportioned double bedroom positioned to the rear of the property, enjoying pleasant views over the garden through a large window allowing plenty of natural light. The room benefits from inbuilt furniture providing excellent storage, along with recessed ceiling lighting, creating a bright and comfortable bedroom space.

BEDROOM FIVE 3.64m x 2.94m (11'11" x 9'7")
A bright and well-presented bedroom positioned to the front of the property, enjoying pleasant open views through a large window allowing plenty of natural light. The room provides space for freestanding furniture and would make an ideal guest bedroom, nursery or home office depending on individual requirements.

BATHROOM 3.29m x 3.58m (10'9" x 11'8")
A spacious and well-appointed family bathroom fitted with a four-piece suite comprising a panelled air bath with mixer shower attachment, a separate curved glass shower enclosure, twin wash hand basins set within a stylish vanity unit and a low level WC. The room is fully tiled with complementary wall and floor tiles and benefits from underfloor heating, recessed ceiling spotlights, a chrome heated towel radiator and a window allowing plenty of natural light, creating a bright and comfortable space.


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall





DOUBLE GARAGE 6.00m x 5.93m (19'8" x 19'5")
A spacious double garage fitted with an electrically operated up and over door, along with power and lighting. The garage provides excellent secure parking and additional storage space, with potential for workshop use if required.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/higher-ford-lodge

LOCATION
Situated in a highly sought after residential area and accessed via a private road, the property enjoys a pleasant position within a quiet and well regarded development while remaining conveniently located for a range of local amenities. The village centre offers a selection of independent shops, cafés and everyday services, while excellent transport links provide easy access to nearby areas including Barrowford, Blacko and Gisburn. The surrounding countryside offers an abundance of scenic walks and open green spaces, making it an ideal location for those who enjoy the outdoors while still being within comfortable reach of village amenities.

PROPERTY DETAIL
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

PUBLISHING
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk


Hilton &
Horsfall

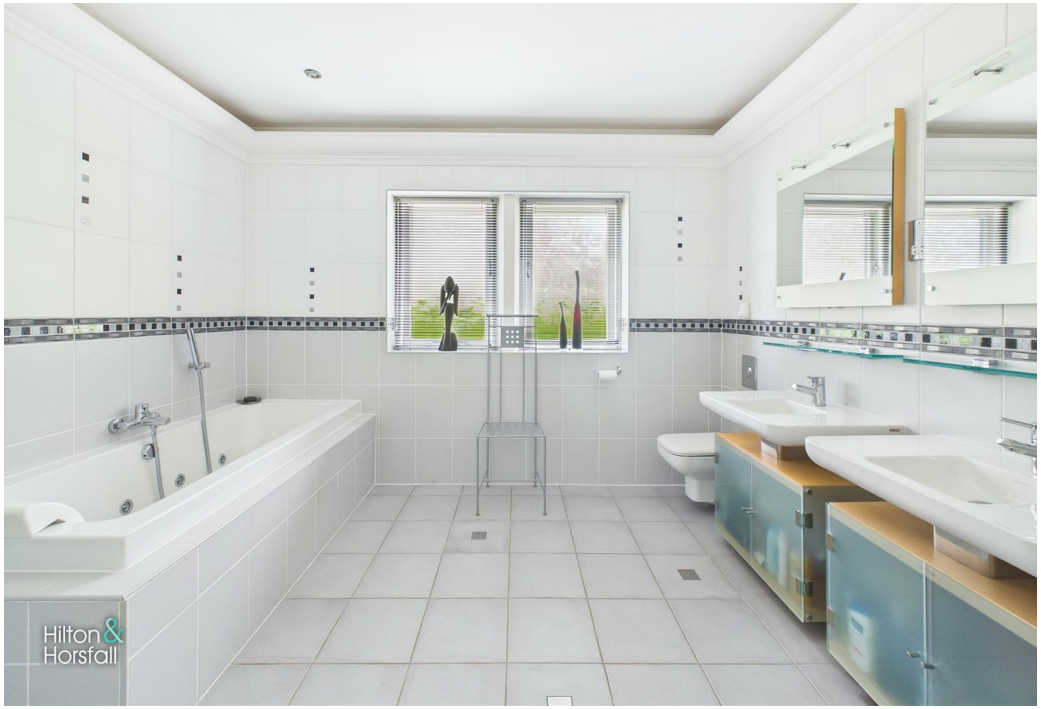

Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall



Hilton & Horsfall
PRESTIGE

Approximate total area(1)

3962 ft²

368 m²

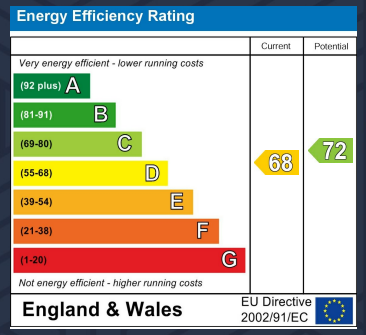
Balconies and terraces

54 ft²

5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

Hilton & Horsfall
PRESTIGE

PUBLISHING
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.