Hilton & Horsfall
PRESTIGE

Plot 3, Higherford Bridge Barn, Gisburn Road, Higherford

£635,000


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Higherford Bridge Barn, Higherford

£635,000

- Brand-New Prestige Barn Conversion
- Approximately 2,500 Sq. Ft. Including Garage
- Four Bedrooms & Two En-Suites
- Superb Open-Plan Kitchen / Living / Dining
- Full Zoned Underfloor Heating
- Samsung SmartThings Appliances & Quooker Tap
- Off-Road Parking, Double Garage & EV Charger
- Private Rear Courtyard Overlooking The River

An exceptional brand-new barn conversion completed in 2026, Plot 3 at Higherford Bridge Barn forms one of four individual homes within the beautifully restored stone barn, with a separate detached bungalow completing this exclusive five-dwelling development. Occupying one of the central positions within the building, Plot 3 combines impressive proportions, outstanding specification and beautifully considered contemporary design.

Extending to approximately 2,500 sq. ft. including the separate double garage, the accommodation is arranged over three floors. The ground floor includes a superb open-plan breakfast kitchen, living and dining area fitted with Samsung SmartThings appliances and a Quooker boiling-water tap, a substantial separate living room opening directly onto the private rear courtyard, utility room and WC. The first floor provides three bedrooms, including a generous en-suite bedroom, together with a stylish family bathroom and spacious landing. The entire second floor forms a superb principal suite with a large bedroom, dedicated dressing room, private en-suite shower room and extensive additional storage.

Finished to an exceptional standard throughout, the property features full individually zoned underfloor heating with Whisper touchscreen controls, Villeroy & Boch sanitary ware complemented by Hansgrohe taps and shower fittings, traditional hardwood sliding sash windows, oak internal doors and carefully selected finishes. Externally are landscaped surroundings, off-road parking, EV charging and a private rear courtyard enjoying a peaceful outlook towards the river and mature woodland beyond. A substantial separate double garage provides excellent secure parking and storage.


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GROUND FLOOR

ENTRANCE HALLWAY 1.20m x 6.99m (3'11" x 22'11")

LIVING ROOM 5.64m x 6.94m (18'6" x 22'9")
An exceptionally spacious and private principal reception room offering superb proportions and considerable flexibility for a variety of furniture layouts. Finished in a light contemporary style with high-quality carpeting, recessed ceiling lighting and individually controlled underfloor heating, the room provides an excellent setting for both family life and entertaining. Wide glazed French doors open directly onto the landscaped private rear courtyard, while a traditional hardwood sliding sash window provides further natural light and an attractive outlook towards the mature woodland and riverside setting beyond.

BREAKFAST KITCHEN / LIVING / DINING AREA 4.36m x 6.11m (14'3" x 20'0")
A superb open-plan space positioned to the front of the property and designed to provide generous areas for cooking, dining and everyday living. The kitchen is finished to an exceptional standard with an extensive range of contemporary shaker-style cabinetry, contrasting feature units, sleek work surfaces and a substantial peninsula providing further storage, preparation space and informal seating. A comprehensive range of integrated Samsung SmartThings appliances is complemented by a Quooker boiling-water tap, while feature pendant lighting and recessed ceiling spotlights complete the high-quality finish. A traditional hardwood sliding sash window provides natural light, with large-format tiled flooring and individually controlled underfloor heating continuing throughout.

UTILITY ROOM 2.79m x 2.15m (9'1" x 7'0")
Accessed directly from the breakfast kitchen, this excellent utility room is finished to the same high standard as the remainder of the property and fitted with a range of contemporary shaker-style units, complementary work surfaces and an inset sink with mixer tap. Further tall cabinetry provides excellent additional storage, while recessed ceiling spotlights, large-format tiled flooring and individually controlled underfloor heating complete the clean, high-quality finish.

GROUND FLOOR WC 1.68m x 1.49m (5'6" x 4'10")
Conveniently accessed from the ground-floor hallway and beautifully finished in keeping with the remainder of the property. Appointed with high-quality Villeroy & Boch sanitary ware complemented by a Hansgrohe tap, including a modern WC and wash basin set within a contemporary vanity unit providing useful storage. An illuminated mirror, tiled flooring, recessed ceiling lighting and individually controlled underfloor heating complete the stylish finish.

FIRST FLOOR / LANDING
A particularly impressive and spacious first-floor landing, beautifully finished with quality carpeting, oak internal doors, recessed ceiling lighting and the continuation of the property's individually controlled underfloor heating system. The generous proportions provide ample space to create a dedicated study or home-working area if required, while the open balustrading and staircase arrangement give the space an attractive sense of scale and connect the three floors beautifully.

BEDROOM TWO 3.82m x 5.85m (12'6" x 19'2")
A superb double bedroom of exceptional proportions, positioned to the rear of the property and providing ample space for a substantial bed together with additional bedroom furniture. The room is beautifully presented with quality carpeting, feature pendant bedside lighting, recessed ceiling spotlights and individually controlled underfloor heating. A traditional hardwood sliding sash window provides natural light and an attractive outlook across the private rear courtyard and woodland beyond, while a private door leads directly into the en-suite shower room.

ENSUITE SHOWER ROOM 1.68m x 2.23m (5'6" x 7'3")
A stylish private en-suite fitted with high-quality Villeroy & Boch sanitary ware complemented by Hansgrohe taps and shower fittings. The suite comprises a generous glazed shower enclosure with an overhead rainfall shower, WC and pedestal wash basin. Contemporary tiling, an illuminated mirror, recessed ceiling lighting and individually controlled underfloor heating complete the high-quality finish.

BEDROOM THREE 3.00m x 4.50m (9'10" x 14'9")
A well-proportioned double bedroom benefiting from excellent natural light via a large rooflight. The characterful roofline adds interest while still allowing ample space for a bed and additional bedroom furniture. Finished with quality carpeting, recessed ceiling lighting and individually controlled underfloor heating, the room also benefits from direct access to a useful additional storage area.

BEDROOM FOUR 2.55m x 3.85m (8'4" x 12'7")
A well-proportioned fourth bedroom offering excellent flexibility for use as a bedroom, guest room, nursery or home office. A large rooflight floods the room with natural light and complements the characterful roofline, while quality carpeting, recessed ceiling lighting and individually controlled underfloor heating continue the high standard of finish found throughout the property.

STORAGE 2.56m x 2.00m (8'4" x 6'6")

BATHROOM 1.76m x 1.32m (5'9" x 4'3")
A beautifully appointed family bathroom finished to an excellent standard and fitted with high-quality Villeroy & Boch sanitary ware complemented by Hansgrohe taps and shower fittings. The suite includes a panelled bath with a glazed shower screen, overhead rainfall shower and separate hand shower, WC and pedestal wash basin. Contemporary tiling, a chrome heated towel rail, illuminated mirror, recessed ceiling spotlights and individually controlled underfloor heating complete this stylish room.

SECOND FLOOR / LANDING

BEDROOM ONE 3.87m x 5.55m (12'8" x 18'2")
Occupying the second floor, this superb principal bedroom forms part of an impressive private suite and offers excellent proportions beneath the characterful roofline. A large rooflight floods the room with natural light, while quality carpeting, feature pendant lighting and individually controlled underfloor heating continue the exceptional standard found throughout the property. The bedroom provides direct access to both a dedicated dressing room and a private en-suite shower room, together creating a luxurious and secluded principal suite.

ENSUITE SHOWER ROOM 1.69m x 2.10m (5'6" x 6'10")
A beautifully finished private en-suite serving the principal bedroom and fitted with high-quality Villeroy & Boch sanitary ware complemented by Hansgrohe taps and shower fittings. The suite comprises a glazed shower enclosure, WC and pedestal wash basin, together with contemporary tiling, an illuminated mirror, recessed ceiling lighting and individually controlled underfloor heating.

DRESSING ROOM 3.63m x 2.18m (11'10" x 7'1")
A dedicated dressing room forming part of the principal bedroom suite and providing excellent additional accommodation. Generously proportioned to accommodate a range of freestanding wardrobes, drawers and dressing furniture, the room is finished with quality carpeting, recessed ceiling lighting and individually controlled underfloor heating. A discreet access door also leads into a substantial additional storage area, making excellent use of the available roof space.

STORAGE 5.56m x 1.28m (18'2" x 4'2")

DOUBLE GARAGE 6.22m x 5.42m (20'4" x 17'9")
A superb separate double garage, positioned away from the main house and forming one of four substantial garages serving the barn conversions at Higherford Bridge Barn. Exceptionally well constructed and finished to a particularly high standard, it offers generous proportions, an impressive ceiling height and an electrically operated garage door, together with power, lighting and a water tap. Far more substantial than a typical residential garage, the space provides excellent secure parking together with ample room for storage, workshop or hobby use.

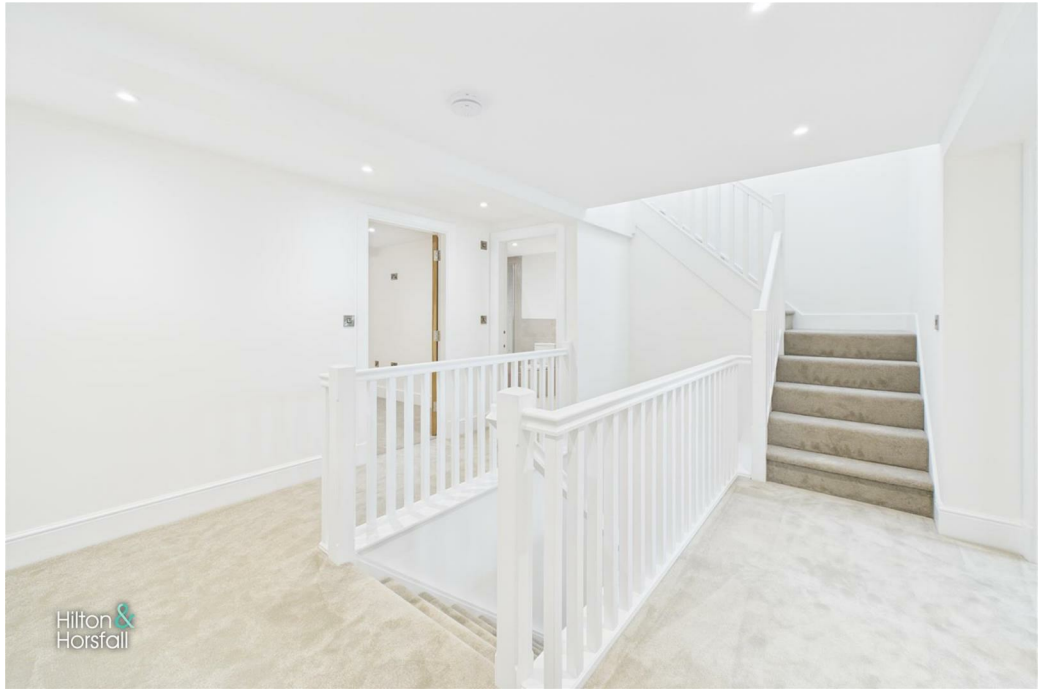

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360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/higherford-bridge-barn-plot3

LOCATION
Higherford Bridge Barn occupies a highly desirable position within the historic village of Higherford, adjoining Barrowford and surrounded by some of Pendle's most attractive countryside. The setting offers an excellent balance between a semi-rural lifestyle and everyday convenience, with Barrowford providing a superb range of independent shops, cafés, restaurants and other amenities, together with well-regarded schools and excellent countryside walks close by. Pendle Heritage Centre, Barrowford Park and the Leeds & Liverpool Canal are also within easy reach. The property is ideally positioned for access towards Blacko, Gisburn and the Ribble Valley, while nearby road links provide convenient connections to surrounding towns and the wider North West. The M65 motorway is readily accessible, offering straightforward onward travel towards Manchester, Preston and Blackburn, making this an excellent choice for buyers seeking a high-quality village setting without compromising on connectivity.

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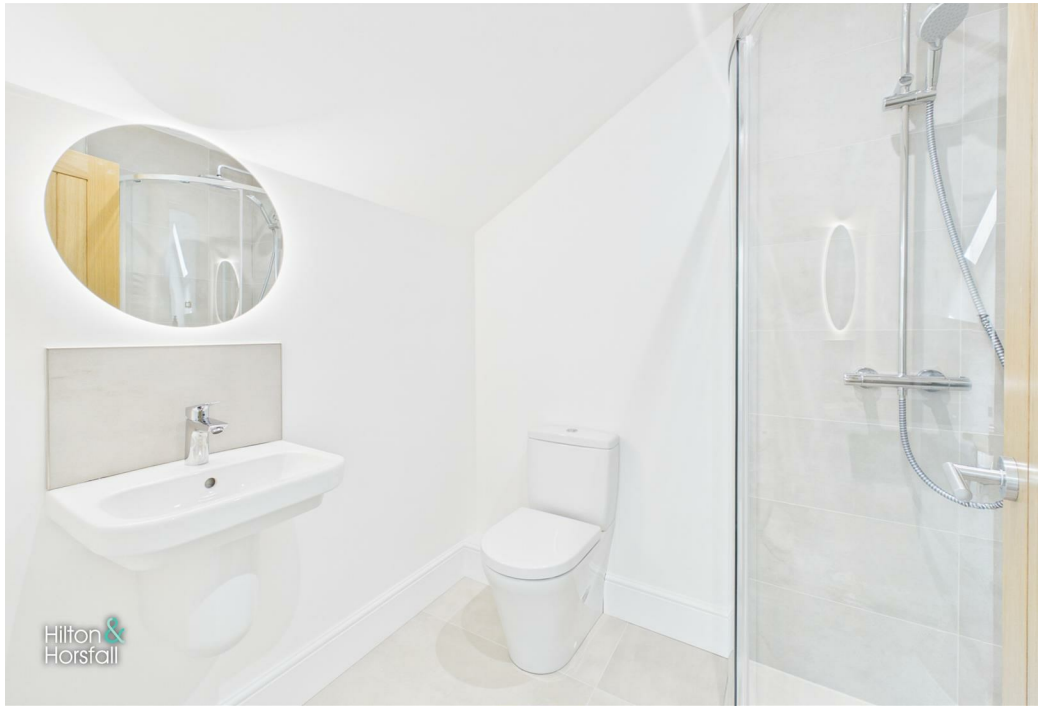

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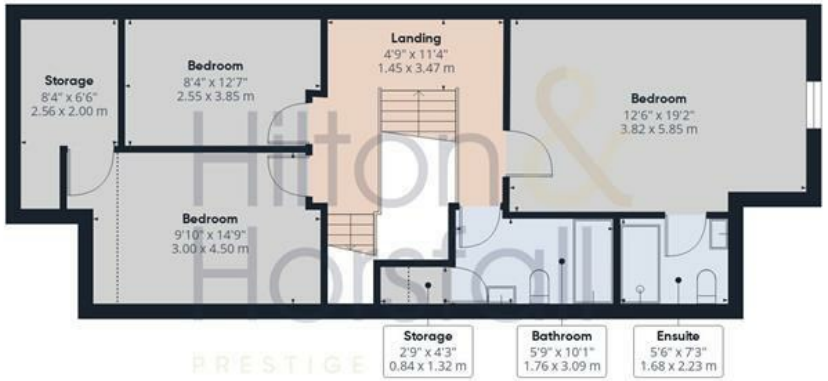



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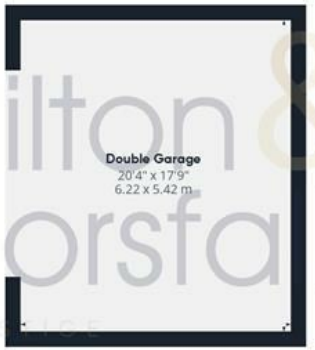
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

2500 ft²

232.1 m²

Reduced headroom

318 ft²

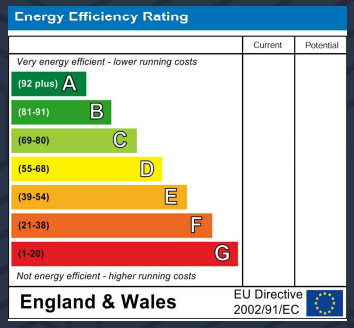
29.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



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