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property & land tel. 01254 828810

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Higham Hall Road, Higham, Pendle BB12  
£195,000



Tucked away within a charming row of traditional stone-built cottages, this attractive mid-terrace home enjoys a delightful position with open countryside views to the front and a surprising level of outdoor space to the rear. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, downsizers or investors alike, combining character features with practical living and further potential to enhance.

From the outset, the property immediately appeals with its classic stone façade and elevated outlook, enjoying uninterrupted views across Acres Brook and the surrounding countryside. Internally, the accommodation is well-proportioned and benefits from notably high ceilings, enhancing the sense of space throughout.

The main lounge is full of charm, featuring a traditional stone fireplace housing an electric fire, complemented by exposed beam detailing to the ceiling, creating a warm and characterful living environment.

To the rear, the kitchen is fitted with a range of base and eye-level units, incorporating an electric oven and four-ring gas hob set within the chimney breast with extractor over. There is space for under-counter appliances including a fridge and freezer, along with plumbing for a washing machine. A dual bowl sink is positioned within a bay window, enjoying pleasant views, while an external door provides direct access to the rear yard. The staircase rises from the kitchen to the first floor, with useful under-stairs storage.

To the first floor, the property offers two bedrooms, comprising a generous double bedroom with fitted wardrobes set within the alcoves, and a second single bedroom which would also serve perfectly as a home office, enjoying fantastic elevated views. The accommodation is completed by a bathroom fitted with a panelled bath with electric shower over, wash basin and WC, finished with tiled elevations and additional over-stairs storage housing the Main gas combination boiler.

Externally, the property benefits from on-street parking to the front, while to the rear there is a private, enclosed walled yard. Beyond this, gated access leads to a separate leased garden area, predominantly laid to lawn, offering an unexpected extension of outdoor space and a lovely spot to enjoy the surrounding views.

Situated on the edge of the beautiful Pendle countryside, Higham is a highly regarded village offering the perfect balance between rural charm and everyday convenience. Known for its strong community feel and picturesque surroundings, Higham enjoys easy access to open countryside, scenic walking routes and nearby landmarks such as Pendle Hill, making it particularly popular with those who enjoy the outdoors.

Despite its peaceful setting, the village is exceptionally well connected, with excellent transport links via the M65 providing straightforward access to nearby towns including Burnley, Clitheroe and Blackburn. Higham also benefits from a selection of well-regarded local amenities, including traditional pubs, a village shop and reputable schools, making it an ideal choice for families, professionals and those seeking a quieter pace of life without feeling remote.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 years from 7 October 1899. £3 per annum ground rent.

## Energy Performance Rating

D (61).

## Council Tax

Band B.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**  
Monday to Friday - 9.00am to 5.00pm  
Saturday - 9.30am to 1.30pm

**01254 828810**

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





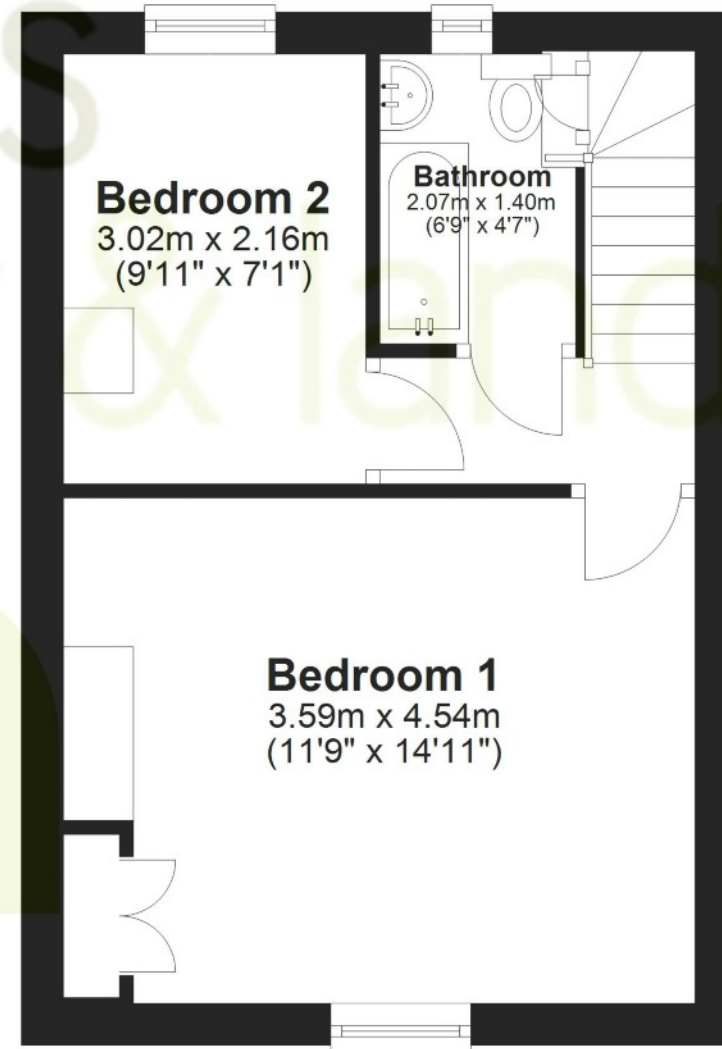
## Ground Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 61.8 sq. metres (665.7 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.





# meet the team



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