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PRESTIGE

Plot 4, Higherford Bridge Barn, Gisburn Road, Higherford

£645,000


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Gisburn Road, Higherford

£645,000

- Approximately 2,585 Sq. Ft. Including Double Garage
- Individually Zoned Underfloor Heating Throughout
- Quooker Boiling-Water Tap & Integrated Appliances
- Private Rear Courtyard & Substantial Double Garage
- End Position, Wider Front Garden & Side Driveway
- Four Bedrooms & Two Private En-Suites
- Superb Open-Plan Dining Kitchen & Sitting Area

An exceptional four-bedroom barn conversion occupying the end position within the beautifully restored Higherford Bridge Barn development, completed in 2026. This distinctive home combines traditional stone architecture with beautifully considered contemporary design and high-quality finishes. Extending to approximately 2,585 sq. ft. including the separate double garage, the accommodation is arranged over three floors. The ground floor offers an outstanding open-plan dining kitchen and sitting area with a substantial central island, integrated appliances and Quooker boiling-water tap, alongside a generous separate living room opening onto the rear courtyard, utility room and WC. On the first floor are three bedrooms, one with a private en-suite, together with a stylish family bathroom and spacious landing. The second floor provides an impressive fourth bedroom suite with its own en-suite shower room and extensive storage. Features include individually zoned underfloor heating, hardwood sliding sash windows, oak internal doors and carefully selected finishes throughout. Externally, the end position affords a wider landscaped front garden and a driveway running alongside the house, while a private stone-paved courtyard offers space for outdoor seating to the rear. A substantial separate double garage with electric door, power, lighting and water adds valuable parking and storage. Situated in historic Higherford, close to Barrowford and the surrounding Pendle countryside, this is a distinctive home combining character, generous accommodation and everyday convenience.


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ENTRANCE HALWAY 3.94m x 1.20m (12'11" x 3'11")
A welcoming entrance hallway finished in a light, contemporary style, setting the tone for the quality of accommodation throughout. Featuring soft neutral carpeting, crisp white décor, oak internal doors and recessed ceiling spotlights, the hallway provides access to the principal ground-floor rooms and WC. A carpeted staircase rises to the first floor, while individually controlled underfloor heating completes the high-quality finish.

LIVING ROOM 5.52m x 5.79m (18'1" x 18'11")
An exceptionally spacious and beautifully proportioned principal reception room, offering an impressive setting for both everyday living and entertaining. Finished in a light contemporary style with quality neutral carpeting, crisp white décor, recessed ceiling spotlights and individually controlled underfloor heating, the room provides excellent flexibility for a variety of furniture arrangements. Traditional hardwood sliding sash windows allow natural light to enter from different aspects, while a glazed external door provides direct access to the private rear courtyard and its attractive landscaped surroundings.

DINING KITCHEN / SITTING AREA 7.43m x 5.78m (24'4" x 18'11")
An outstanding open-plan dining kitchen and sitting area of exceptional proportions, forming the heart of this impressive home and providing a superb setting for modern family living and entertaining. The beautifully appointed kitchen features an extensive range of contemporary shaker-style cabinetry in complementary neutral tones, contrasted by a substantial navy-blue central island with sleek white work surfaces, generous preparation space and excellent additional storage. A comprehensive range of integrated appliances is complemented by a Quooker boiling-water tap, induction hob and stylish feature pendant lighting above the island. The generous open-plan layout provides ample space for a substantial dining table and comfortable seating area, with traditional hardwood sliding sash windows allowing natural light to enter from different aspects. A glazed external door provides direct access outside, while large-format tiled flooring, recessed ceiling spotlights and individually controlled underfloor heating complete the exceptional finish throughout.

UTILITY ROOM 2.11m x 2.95m (6'11" x 9'8")
A beautifully appointed utility room, accessed directly from the dining kitchen and finished to the same high standard as the remainder of the property. Fitted with a comprehensive range of contemporary shaker-style base and tall storage units in a soft neutral finish, complemented by sleek work surfaces and an inset sink with chrome mixer tap. The generous cabinetry provides excellent practical storage, while large-format tiled flooring, recessed ceiling spotlights and individually controlled underfloor heating complete the stylish and functional space.

GROUND FLOOR WC 1.49m x 1.62m (4'10" x 5'3")
A beautifully appointed ground-floor WC, conveniently accessed from the entrance hallway and finished in keeping with the high standard throughout the property. Fitted with a contemporary white WC and wash basin set within a stylish vanity unit providing useful storage, complemented by a chrome mixer tap and illuminated wall-mounted mirror. Light-coloured tiled flooring, crisp white décor and individually controlled underfloor heating complete the elegant finish.

FIRST FLOOR / LANDING 3.43m x 4.79m (11'3" x 15'8")
An impressive and generously proportioned first-floor landing, beautifully finished with quality neutral carpeting, crisp white décor, oak internal doors and recessed ceiling spotlights. The attractive staircase arrangement features traditional white-painted balustrading overlooking the stairwell, creating an appealing sense of openness and connecting the accommodation across all three floors. Providing access to three bedrooms and the family bathroom, the landing also benefits from individually controlled underfloor heating, while a further carpeted staircase rises to the second floor.

BEDROOM ONE 4.39m x 3.46m (14'4" x 11'4")
A beautifully proportioned double bedroom offering generous space for a substantial bed and additional bedroom furniture. Finished to an excellent standard with quality neutral carpeting, crisp white décor, recessed ceiling spotlights and individually controlled underfloor heating, the room enjoys natural light through a traditional hardwood sliding sash window overlooking the landscaped surroundings. Oak internal doors complement the contemporary finish, while direct access to a private en-suite shower room provides additional comfort and convenience.

EN-SUITE SHOWER ROOM 2.37m x 1.69m (7'9" x 5'6")
A beautifully appointed private en-suite shower room finished to an excellent standard, featuring contemporary white sanitary ware complemented by stylish chrome fittings. The suite comprises a glazed shower enclosure with an overhead rainfall shower, WC and pedestal wash basin. Complementary wall and floor tiling, a chrome heated towel rail, illuminated mirror and individually controlled underfloor heating complete the elegant finish.

BEDROOM TWO 5.16m x 3.06m (16'11" x 10'0")
A generously proportioned double bedroom offering excellent space for a substantial bed and additional bedroom furniture. The room features a characterful sloping roofline with a large rooflight providing natural light, while a discreet low-level access door leads into a useful additional storage area. Finished in a light contemporary style with quality neutral carpeting, crisp white décor, recessed ceiling spotlights and individually controlled underfloor heating, this attractive bedroom combines comfort, practicality and the architectural character of the barn conversion.

BEDROOM THREE 5.23m x 2.58m (17'1" x 8'5")
A well-proportioned third bedroom offering versatile accommodation, ideally suited for use as a guest bedroom, children's bedroom or home office. The room features a characterful sloping roofline with a large rooflight providing natural light, while the generous length allows flexibility for bedroom furniture and storage. Finished in a contemporary style with quality neutral carpeting, crisp white décor, recessed ceiling spotlights and individually controlled underfloor heating, continuing the excellent standard found throughout the property.

BATHROOM 2.85m x 2.19m (9'4" x 7'2")
A beautifully appointed family bathroom finished to an excellent standard, featuring contemporary white sanitary ware and stylish chrome fittings. The suite comprises a panelled bath with glazed shower screen, overhead rainfall shower and separate hand shower, WC and wash basin set within an attractive vanity unit providing useful storage. Complementary wall and floor tiling, a chrome heated towel rail, illuminated mirror, recessed ceiling spotlights and individually controlled underfloor heating complete the elegant finish. A traditional sliding sash window provides natural light and an attractive outlook towards the mature trees beyond.

SECOND FLOOR / LANDING 1.90m x 1.58m (6'2" x 5'2")
A second-floor landing providing access to the substantial fourth bedroom suite. Reached via the staircase from the first floor, this area forms a convenient entrance to the upper-level accommodation.

BEDROOM FOUR 7.68m x 5.77m (25'2" x 18'11")
An exceptionally spacious fourth bedroom occupying much of the second floor, forming an impressive private suite with its own en-suite shower room and extensive additional storage. The generous accommodation features a characterful vaulted roofline, with a large rooflight allowing natural light to enter and creating an attractive sense of space. Finished to an excellent standard with quality neutral carpeting, crisp white décor, feature pendant lighting and individually controlled underfloor heating, the room offers considerable flexibility for bedroom furniture and a separate seating or dressing area. The secluded upper-floor position provides a wonderful sense of privacy, making this an equally appealing principal bedroom or luxurious guest suite.

ENSUITE SHOWER ROOM 1.71m x 2.00m (5'7" x 6'6")
A beautifully finished private en-suite shower room serving the substantial second-floor bedroom, thoughtfully designed to complement the characterful sloping roofline. Appointed with contemporary white sanitary ware and stylish chrome fittings, the suite comprises a curved glazed shower enclosure with overhead rainfall shower and separate hand shower, WC and pedestal wash basin. Complementary wall and floor tiling, a distinctive circular illuminated mirror and individually controlled underfloor heating complete the elegant contemporary finish.

STORAGE 1.56m x 5.77m (5'1" x 18'11")
A substantial additional storage area adjoining the second-floor bedroom, extending along the roofline and providing valuable space for the storage of household belongings, luggage and seasonal items.

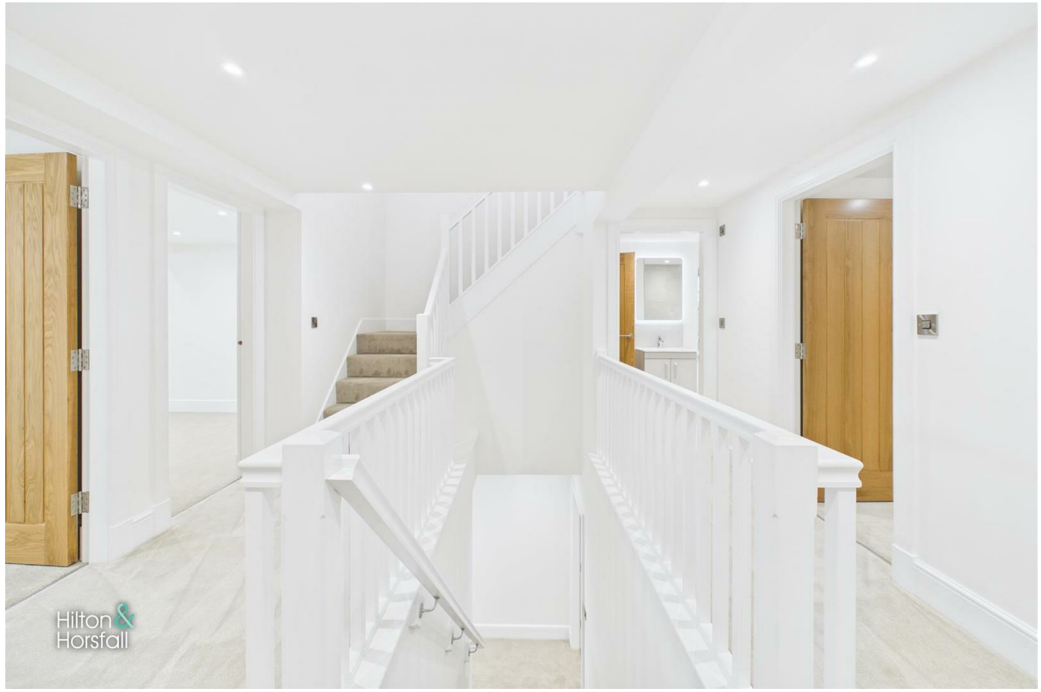

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DOUBLE GARAGE 6.19m x 5.41m (20'3" x 17'8")
A superb separate double garage, forming one of four substantial garages serving the barn conversions at Higherford Bridge Barn. Exceptionally well constructed and finished to a particularly high standard, 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.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/plot4-higherfordbridgebarn

LOCATION
Higherford Bridge Barn occupies a desirable position within the historic village of Higherford, adjoining Barrowford and surrounded by some of Pendle's attractive countryside. The setting offers an appealing balance between village living and everyday convenience, with Barrowford providing an excellent selection of independent shops, cafés, restaurants and other local amenities. Pendle Heritage Centre, Barrowford Park and the Leeds & Liverpool Canal are nearby, together with a choice of countryside walks and opportunities to explore the surrounding landscape. The property is conveniently positioned for access towards Blacko, Gisburn and the Ribble Valley, while the nearby M65 motorway provides connections to neighbouring towns and the wider North West. Combining an attractive historic setting with convenient access to local amenities and transport links, Higherford offers an excellent location for those seeking a distinctive home within easy reach of Barrowford and the surrounding countryside.

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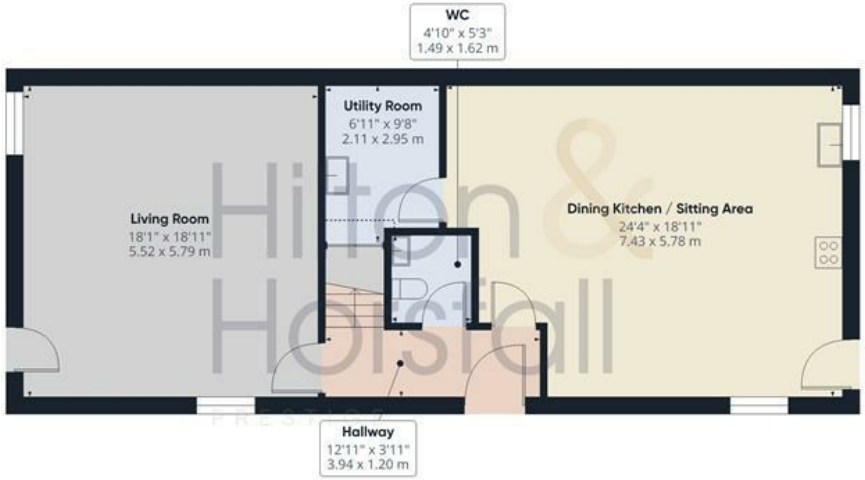

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

2585 ft²

240.2 m²

Reduced headroom

270 ft²

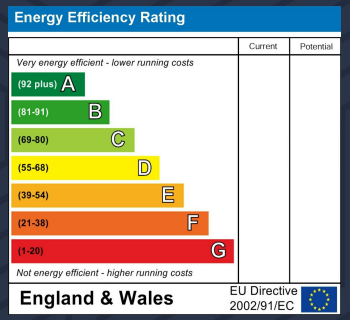
25 m²

(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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