Hilton & Horsfall


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BB9 6AJ

# Plot 1, Higherford Bridge Barn, Gisburn Road, Higherford

## £600,000

An exceptional brand-new barn conversion completed in 2026, Plot 1 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 1 combines impressive proportions, outstanding specification and beautifully considered contemporary design.

Th property includes at separate double garage and 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.

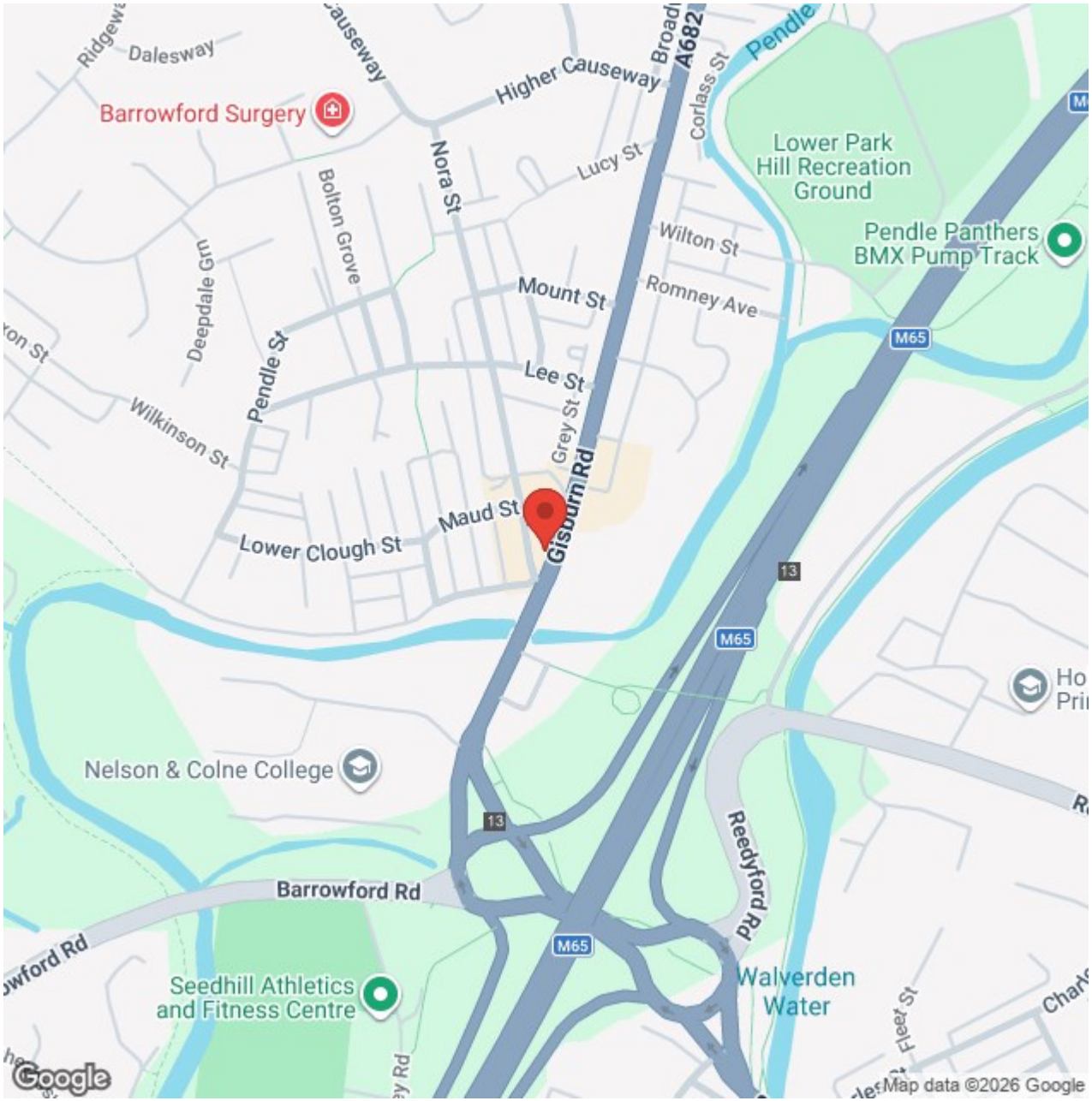
Finished to an exceptional standard throughout, the property features full individually zoned underfloor heating with Whisper touchscreen controls, Villeroy & Boch sanitary ware complemented by Hansgrohe taps and shower fittings, traditional hardwood sliding sash windows, oak internal doors and carefully 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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Barrowford Surgery
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Corlass St
Pendle
Lower Park Hill Recreation Ground
Pendle Panthers BMX Pump Track
Bolton Grove
Deepdale Grn
Wilton St
Mount St
Romney Ave
M65
Pendle St
Lee St
Wilkinson St
Grey St
Gisburn Rd
Maud St
Lower Clough St
13
Nelson & Colne College
Reedyford Rd
Barrowford Rd
Seedhill Athletics and Fitness Centre
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# Lancashire

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IMPORTANT NOTICE – SOLD OFF MARKET
This property has been sold off market, prior to being formally advertised for sale. As such, full sales particulars have not been prepared or verified for this individual plot. Any information, photographs, descriptions or other details contained within this advertisement are provided for general information purposes only and should not be relied upon as an accurate or complete representation of the property. Hilton & Horsfall Estate Agents make no representation or warranty as to the accuracy or completeness of such information, and no reliance should be placed upon it.

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OUTSIDE




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