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PRESTIGE

Plot 5, Higherford Bridge Dairy, Gisburn Road, Higherford

£595,000


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Gisburn Road, Higherford

£595,000

- Brand New Prestige Detached Bungalow
- Exclusive Higherford Bridge Barn & Dairy Development
- Two Double Bedrooms – Both En-Suite
- Stunning Open-Plan Living / Dining / Breakfast Kitchen
- Large Private South-Facing Garden with Countryside Views
- Integral Double Garage with Excellent Conversion Potential

Occupying a superb position within the exclusive Higherford Bridge Barn & Dairy development, Plot 5 is an exceptional newly constructed detached bungalow combining traditional architectural character with a truly high-end contemporary finish. Built in 2026 and extending to approximately 1,624 sq ft including the garage, the property has been carefully designed for luxurious single-storey living, with hardwood sliding sash windows, underfloor heating and an impressive specification throughout. At the heart of the home is a magnificent open-plan living room, dining area and breakfast kitchen, with vaulted ceilings, rooflights and French doors opening onto the large south-facing garden. The kitchen is beautifully appointed with quality cabinetry, a substantial central island and integrated NEFF appliances. There are two generous double bedrooms, both with stylish en-suite shower rooms, featuring Villeroy & Boch sanitary ware together with Hansgrohe taps and shower fittings. A spacious entrance hall / utility / boot room, separate WC and substantial integral double garage complete the accommodation, with the garage having been specifically designed to offer excellent future conversion potential, subject to any necessary consents. Externally, the property enjoys a large and private south-facing garden with open countryside views to the rear, together with attractive landscaping, outdoor lighting, an outside water tap and EV charging point. Finished to an outstanding standard and set within an exclusive development of beautifully crafted homes, Plot 5 represents a rare opportunity to acquire a striking, highly versatile and exceptionally well-appointed new-build bungalow in a desirable semi-rural setting.


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GROUND FLOOR

ENTRANCE HALL / UTILTY / BOOT ROOM 3.93m x 3.09m (12'10" x 10'1")
A spacious and highly practical entrance hall incorporating a useful utility and boot room area, finished to the same exacting standard as the rest of the property. There is a fitted range of storage cupboards together with worktop space and provision for laundry appliances, providing an excellent everyday entrance for coats, footwear and household essentials. The room also provides direct internal access to the integral garage, access to a separate WC and a door leading through into the impressive open-plan living accommodation. Recessed ceiling lighting, contemporary finishes and generous proportions make this a particularly useful and well-considered part of the home.

WC 1.07m x 1.57m (3'6" x 5'1")
A stylish and beautifully finished cloakroom accessed directly from the entrance hall, fitted with contemporary Villeroy & Boch sanitary ware. The suite comprises a wall-hung WC and compact vanity unit with inset wash basin, complemented by an illuminated circular mirror and recessed display niche. Finished in a soft neutral palette with modern chrome fittings, this is a smart and practical addition to the home.

LIVING ROOM / DINING AREA / BREAKFAST KITCHEN 11.50m x 5.07m (37'8" x 16'7")
A truly impressive open-plan living space, beautifully designed to provide generous areas for relaxing, dining and entertaining. The room is flooded with natural light from the rooflights and multiple sets of French doors, which open directly onto the large south-facing garden and create a superb connection between the interior and outdoor space. The kitchen is finished to an exceptional standard with an extensive range of contemporary shaker-style units, sleek work surfaces and a substantial central island providing further storage and preparation space. A comprehensive range of integrated NEFF appliances is complemented by a Quooker boiling water tap, while the adjoining living and dining areas provide superb flexibility for modern day-to-day living. High ceilings, exposed beams, underfloor heating and the excellent proportions combine to create one of the standout features of this exceptional home.

INNER HALL 1.23m x 1.86m (4'0" x 6'1")

BEDROOM ONE 4.93m x 4.13m (16'2" x 13'6")
A particularly generous principal bedroom offering excellent proportions and ample space for a full range of bedroom furniture. Finished in a soft neutral palette with quality carpeting, recessed ceiling lighting and multiple windows providing plenty of natural light. A door leads directly into the private en-suite shower room, creating a superb principal suite within this impressive single-storey home.

ENSUITE SHOWER ROOM 3.18m x 1.23m (10'5" x 4'0")
A beautifully finished en-suite shower room fitted with high-quality Villeroy & Boch sanitary ware and contemporary fittings. The suite includes a generous glazed shower enclosure, wall-hung WC and a sleek vanity unit with inset wash basin, complemented by a large illuminated circular mirror. Neutral tiling, chrome fittings and a heated towel rail complete the room, creating a stylish and refined en-suite finished to an excellent standard.

BEDROOM TWO 3.77m x 4.23m (12'4" x 13'10")
A spacious and beautifully presented double bedroom, finished in a soft neutral palette with quality carpeting and recessed ceiling lighting. A wide glazed window brings in plenty of natural light and gives the room a bright, airy feel. A door leads through to a private en-suite shower room, making this an excellent guest bedroom or secondary principal suite.

ENSUITE SHOWER ROOM 1.21m x 2.22m (3'11" x 7'3")
A stylish en-suite shower room finished to an excellent standard, incorporating high-quality Villeroy & Boch sanitary ware and contemporary fittings. The suite comprises a glazed shower enclosure, WC and vanity unit with inset wash basin, complemented by a large illuminated circular mirror. Neutral tiling, chrome fittings and a heated towel rail complete this beautifully presented en-suite.

DOUBLE INTEGRAL GARAGE 5.95m x 5.86m (19'6" x 19'2")
A substantial integral double garage offering excellent proportions, a high ceiling and direct internal access from the entrance hall / utility / boot room. The garage has been specifically constructed with future flexibility in mind and could readily lend itself to conversion into additional living accommodation, such as a further reception room, home office, gym or bedroom suite, subject to any necessary consents. An electric garage door, power and lighting further enhance the space, while the generous footprint makes this a particularly valuable and versatile feature of the property.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/higherford-bridge-dairy-plot5

LOCATION
Higherford Bridge Dairy 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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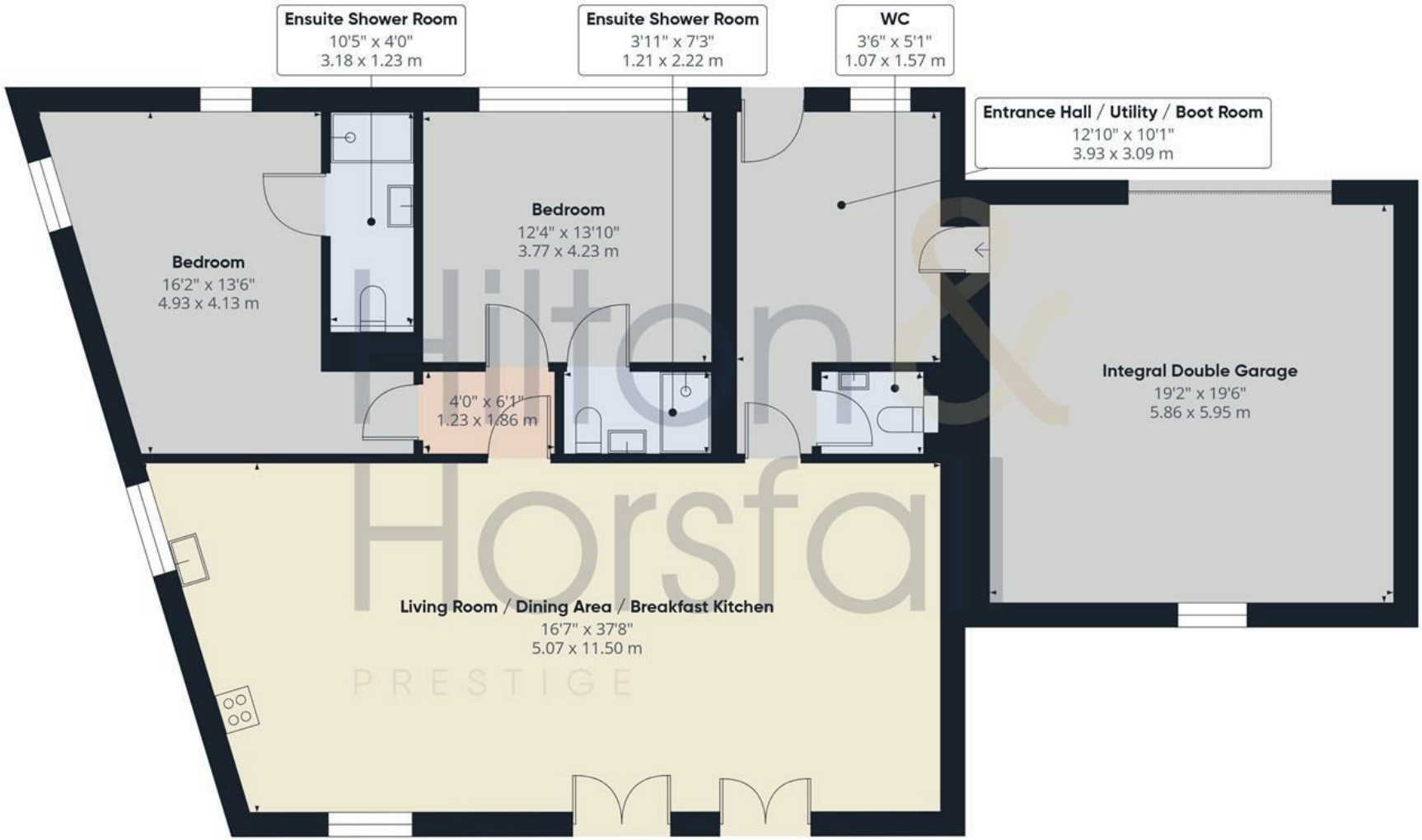

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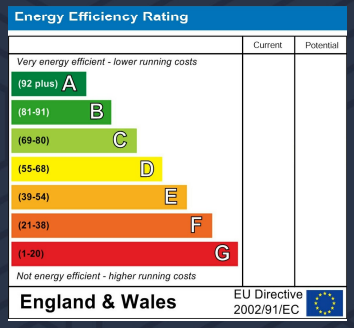
Approximate total area(1)

1624 ft²

150.8 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.



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