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PRESTIGE

Plot 2, Higherford Bridge Barn, Gisburn Road, Higherford

£625,000


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Higherford Bridge Barn, Higherford

£625,000

- Brand-New Prestige Barn Conversion
- Approximately 2,446 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 and forming one of just four individual homes within the beautifully converted Higherford Bridge Barn, with a separate detached bungalow completing this exclusive five-dwelling development. Plot 2 combines impressive proportions, outstanding specification and beautifully considered contemporary design. Extending to approximately 2,446 sq. ft. including the separate double garage, the accommodation is arranged over three floors and includes a superb open-plan breakfast kitchen, living and dining space 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 ground floor WC. The first floor provides three bedrooms, including a generous en-suite bedroom, together with a stylish family bathroom and an unusually spacious landing offering excellent potential for a study area. The entire second floor creates a superb principal suite with a large bedroom, dedicated dressing room, 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, high-quality Villeroy & Boch sanitary ware, traditional-style windows, oak internal doors and carefully selected fixtures and finishes throughout. Externally, the property enjoys a landscaped front garden with off-road parking, EV charging and external lighting, while to the rear is a beautifully landscaped private courtyard overlooking the river and mature woodland beyond. A substantial separate double garage provides excellent parking and storage. Combining the character and setting of a traditional stone barn with the comfort, efficiency and specification of a completely new home, this is a particularly rare opportunity in one of the area's most desirable village locations.


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ENTRANCE HALLWAY 1.21m x 7.04m (3'11" x 23'1")

LIVING ROOM 5.66m x 5.61m (18'6" x 18'4")
An exceptionally spacious and private principal reception room, beautifully proportioned and finished to an exacting standard. The room provides superb flexibility for a range of seating arrangements, with a bank of glazed double doors and side panels opening directly onto the private rear courtyard and drawing in excellent natural light while enjoying a leafy, secluded outlook towards the river. A comprehensive arrangement of recessed ceiling spotlights, deep skirting boards, soft carpeting and individually controlled underfloor heating complete this impressive living space.

BREAKFAST KITCHEN / LIVING / DINING AREA 4.37m x 6.28m (14'4" x 20'7")
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 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 3.56m x 2.17m (11'8" x 7'1")
Accessed directly from the breakfast kitchen, this excellent utility room is finished to the same high standard as the rest of the property and is 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 underfloor heating complete the clean, high-quality finish.

GROUND FLOOR WC 1.49m x 1.50m (4'10" x 4'11")
Accessed from the ground floor hallway, this beautifully finished cloakroom is fitted with contemporary Villeroy & Boch sanitary ware, comprising a low-level WC and wash basin set within a sleek wall-mounted vanity unit. An illuminated mirror, recessed ceiling spotlight, large-format tiled flooring and underfloor heating complete the high-quality finish.

FIRST FLOOR / LANDING
A particularly impressive and unusually spacious first floor landing, creating a superb sense of space at the centre of the upper accommodation. Beautifully finished with soft carpeting, recessed ceiling lighting and contemporary balustrading, the generous proportions provide ample room to incorporate a dedicated study or home-working area if required. The landing gives access to three bedrooms, the family bathroom and useful storage, with a further staircase continuing to the second floor.

BEDROOM TWO 3.87m x 4.50m (12'8" x 14'9")
A superb double bedroom of excellent proportions, providing ample space for a substantial bed together with additional bedroom furniture. The room is beautifully presented with quality carpeting, recessed ceiling lighting, individually controlled underfloor heating and a traditional hardwood sliding sash window providing an attractive outlook. A private door leads directly through to the en-suite shower room.

ENSUITE SHOWER ROOM 1.60m x 2.15m (5'2" x 7'0")
A stylish private en-suite fitted with high-quality Villeroy & Boch sanitary ware and Hansgrohe taps and shower fittings. The suite comprises a glazed shower enclosure, WC and wash basin with contemporary vanity storage. Complementary tiling, an illuminated mirror, recessed ceiling lighting and underfloor heating complete the high-quality finish.

BEDROOM THREE 3.00m x 3.92m (9'10" x 12'10")
A beautifully finished double bedroom enjoying excellent natural light from a large rooflight and featuring attractive sloping rooflines which add character to the room. The bedroom includes a substantial bank of built-in drawer storage, soft carpeting, recessed ceiling lighting and individually controlled underfloor heating. A further door provides access to a generous adjoining storage area, offering excellent additional practicality.

STORAGE 2.57m x 2.08m (8'5" x 6'9")

BEDROOM FOUR 2.58m x 3.97m (8'5" x 13'0")
A well-proportioned fourth bedroom situated on the first floor, offering ample space for bedroom furniture and equally well suited for use as a guest room or home office if required. A large rooflight allows plenty of natural light into the room, while soft carpeting, recessed ceiling lighting and individually controlled underfloor heating continue the high standard of finish found throughout the property.

BATHROOM 1.70m x 3.09m (5'6" x 10'1")
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 glazed shower screen and overhead shower, WC and wash basin. Contemporary tiling, a chrome heated towel rail, illuminated mirror, recessed ceiling spotlights and underfloor heating complete this stylish room.

STORAGE 0.83m x 1.29m (2'8" x 4'2")

SECOND FLOOR / LANDING

BEDROOM ONE 3.91m x 5.72m (12'9" x 18'9")
Occupying the second floor, this impressive principal bedroom forms a superb private suite and offers generous proportions with excellent space for a full range of bedroom furniture. A large rooflight draws in plenty of natural light, while the sloping roofline and deep eaves add character without compromising the overall sense of space. The room is beautifully finished with soft carpeting, recessed lighting and individually controlled underfloor heating, with direct access to a dedicated dressing room and private en-suite shower room.

ENSUITE SHOWER ROOM 1.68m x 1.98m (5'6" x 6'5")
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 wash basin, together with contemporary tiling, illuminated mirror, recessed ceiling lighting and underfloor heating.

STORAGE 1.71m x 2.11m (5'7" x 6'11")

DRESSING ROOM 3.50m x 1.49m (11'5" x 4'10")
A useful dedicated dressing room serving bedroom one, fitted with built-in drawer storage and providing excellent additional space for clothing and personal storage. The room also gives access through to a large adjoining storage area, making excellent use of the available second-floor accommodation.

STORAGE 5.75m x 1.37m (18'10" x 4'5")

DOUBLE GARAGE 6.26m x 5.42m (20'6" 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.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/higherford-bridge-barn-plot2


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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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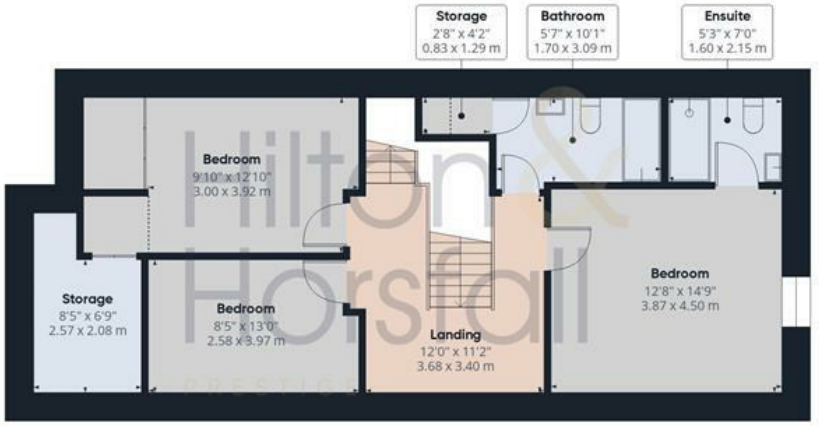


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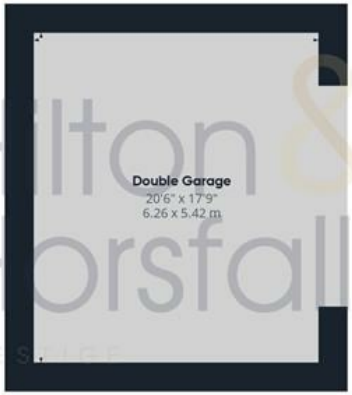
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

2446 ft²

227 m²

Reduced headroom

312 ft²

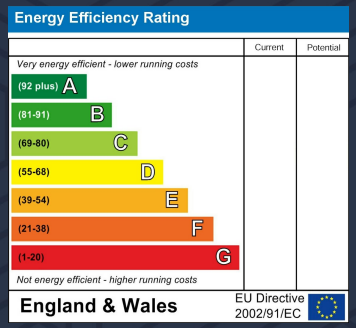
29 m²

(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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