



Hilton &
Horsfall

BB12 9EZ

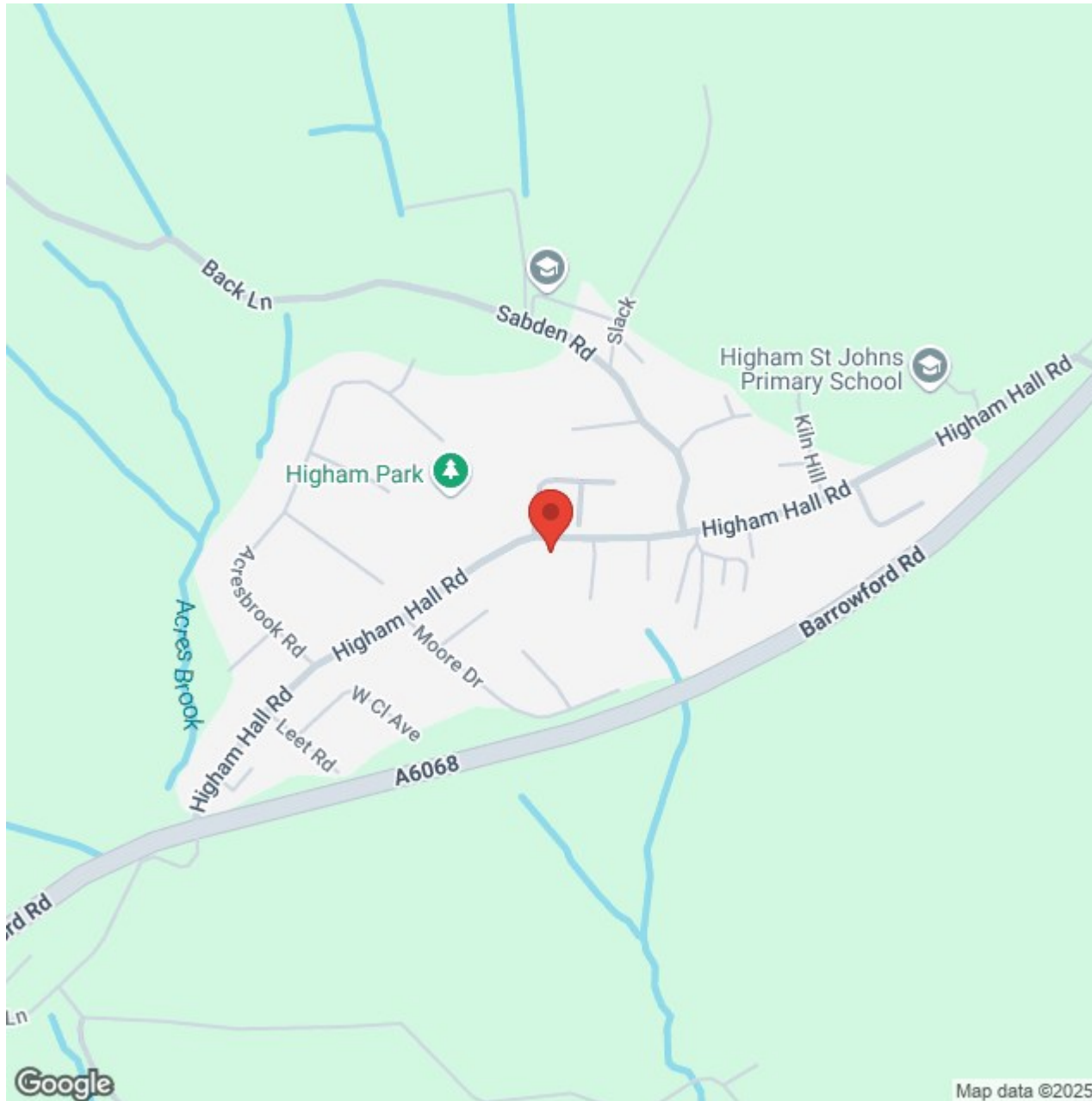
Ollie Cottage, Higham Hall Road, Higham

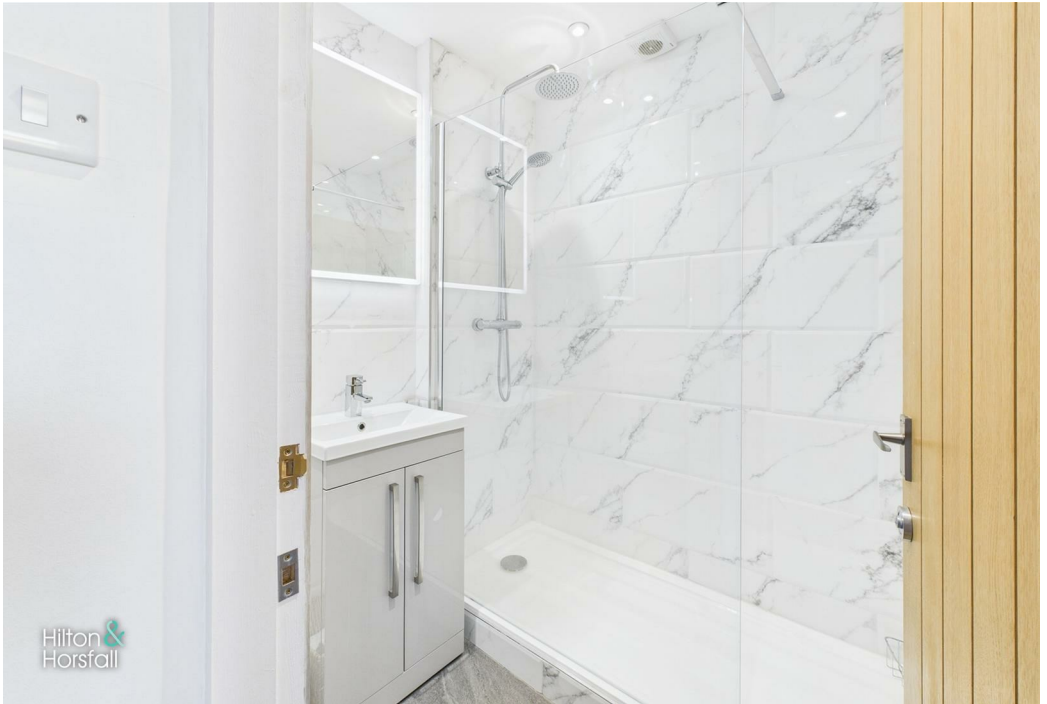
Offers In The Region Of £169,950

- Popular Location • Open Plan Living Room / Kitchen • Fully Refurbished • Two Bedrooms • Attic Room • Modern Bathroom

Nestled in the heart of Higham, Ollie Cottage is a beautifully renovated back-to-back stone cottage, blending character with modern comfort. The ground floor features a spacious open-plan living area incorporating a stylish fitted kitchen, creating a bright and versatile space ideal for both relaxation and entertaining. On the first floor, there are two well-proportioned bedrooms and a contemporary shower room, finished to a high standard. A staircase leads to the second-floor attic room, offering additional flexible space that could be used as a home office, hobby room, or storage area.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

OPEN PLAN LIVING / KITCHEN 17'4" x 14'9" (5.29m x 4.50m)

Having an open plan living / kitchen with wood effect flooring, space for settees, television point, wall feature fireplace, 3x wall lights, centre island, fitted wall and base units with contrasting worktops, tiled splash back, Ramona 4 ring induction hob with chrome extractor hood above, integrated oven / grill, integrated under counter fridge, inset sink with chrome mixer tap, plumbing for a washing machine, Baxi boiler, recessed LED spotlights, uPVC double glazed window to the front elevation and composite door to the front elevation.

FIRST FLOOR

On the first floor / landing there is wood effect flooring, recessed LED spotlights and a staircase to the second floor / landing.

BEDROOM ONE 7'11" x 8'4"n (2.42m x 2.56mn)

A bedroom of double proportions with wood effect flooring, integrated wardrobe, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the front elevation.

BEDROOM TWO 7'3" x 8'6" (2.23m x 2.61m)

Another bedroom of double proportions with wood effect flooring, integrated wardrobe, 1x central heating radiator, recessed LED spotlights and uPVC double glazed window to the front elevation,

BATHROOM 5'2" x 5'9" (1.59m x 1.77m)

A modern three piece shower room comprising of: fully tiled flooring and walls, walk in shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

SECOND FLOOR

ATTIC ROOM 14'11" x 7'8" (4.56m x 2.36m)

Having exposed wood ceiling beams, storage into the eaves and velux window.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/higham-hall-road>

LOCATION

Situated in the picturesque village of Higham, the property enjoys a strong community feel, easy access to local amenities, and stunning countryside walks. With excellent transport links to Burnley, Barrowford, and the M65 motorway, Ollie Cottage is the perfect blend of rural charm and modern convenience, making it ideal for first-time buyers, downsizers, or those seeking a countryside retreat.

PUBLISHING

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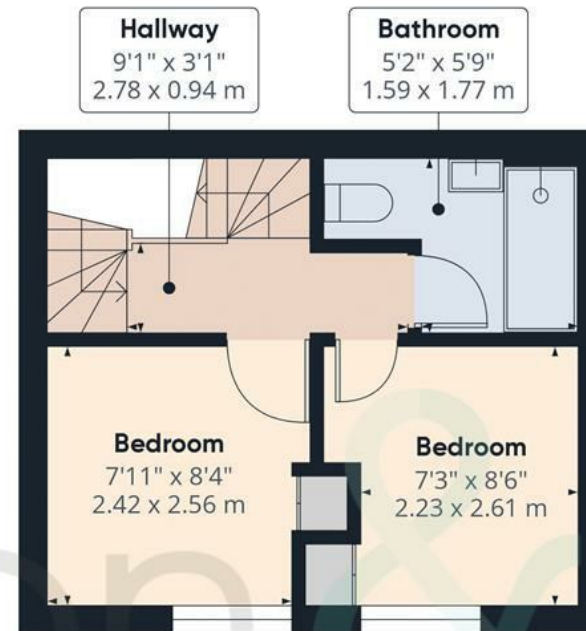
OUTSIDE

Ollie Cottage features a traditional stone façade that reflects the historic charm of Higham. The cottage is within walking distance of the renowned Four Alls Inn, a historic pub established in 1798, offering traditional homemade food and a warm, family-friendly atmosphere. Higham itself is a picturesque village known for its strong community spirit and scenic surroundings. Residents can explore Higham Park, a local favourite offering green spaces and walking paths, perfect for family outings and nature enthusiasts. The village's location near Pendle Hill provides additional opportunities for hiking and enjoying breathtaking vistas. With its blend of rural charm and modern amenities, Higham offers a tranquil yet connected lifestyle.

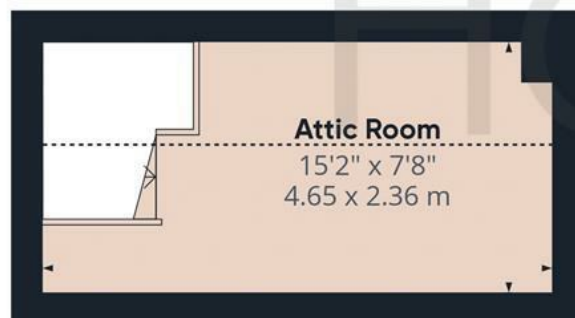




Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

566.18 ft²

52.6 m²

Reduced headroom

56.47 ft²

5.25 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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