





BB12 9EU

## The Brambles, Higham Hall Road, Higham

### Offers In The Region Of £474,950

- Detached dormer property in sought-after Higham
- Four bedrooms plus additional box room
- Two bathrooms including en-suite to ground floor bedroom
- Spacious living and dining rooms with garden views
- Wrap-around gardens, driveway and double garage
- Versatile layout ideal for families or multi-generational living

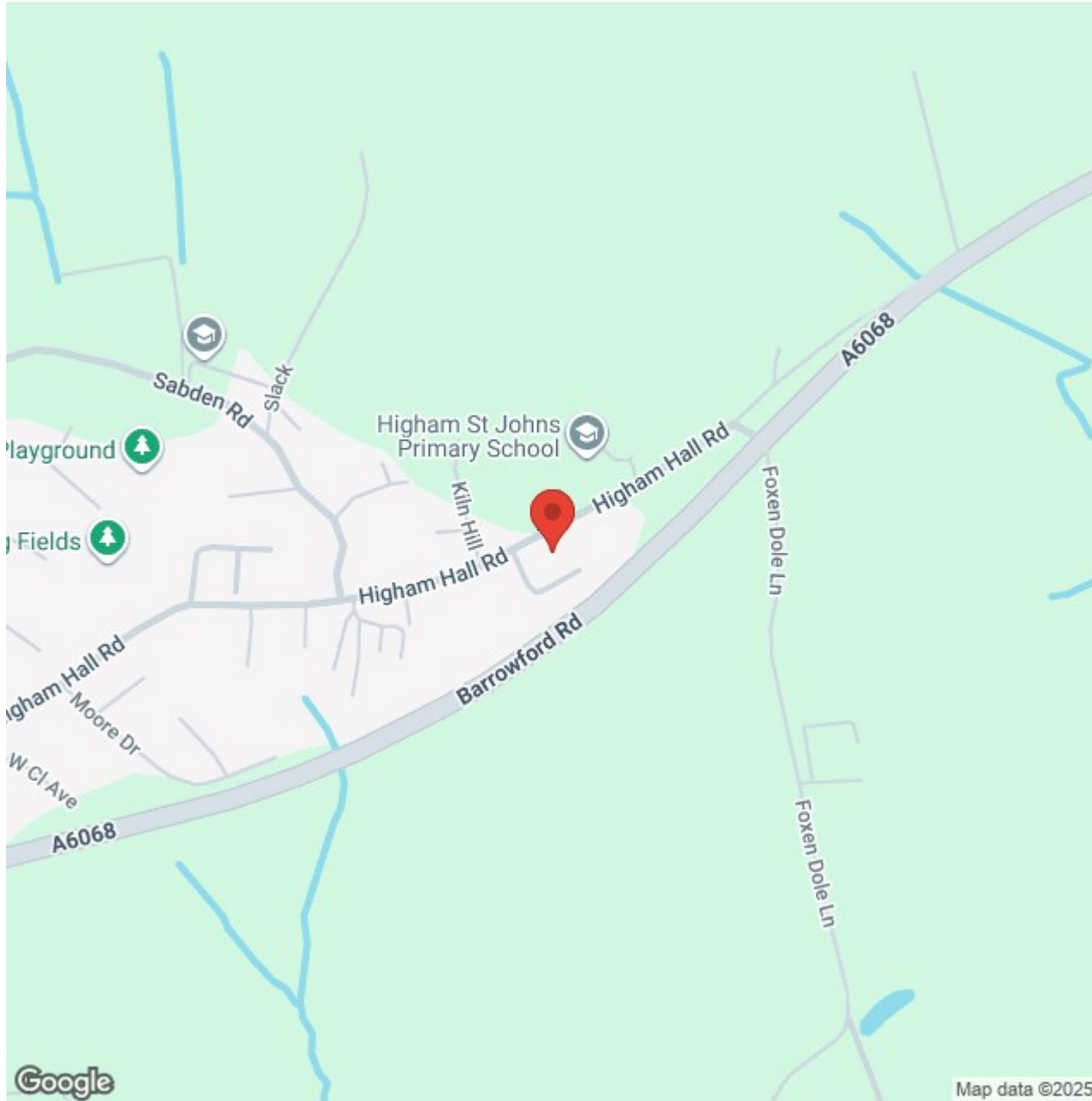
The Brambles is a spacious and versatile detached dormer property set in a highly regarded location in Higham. Offering four bedrooms and flexible living accommodation, this home is designed to suit a variety of buyers, including families and those looking for ground-floor bedroom options. The property has been thoughtfully planned with two double bedrooms and a bathroom on the first floor, while the ground floor provides further bedrooms, a modern en-suite, and excellent reception space.

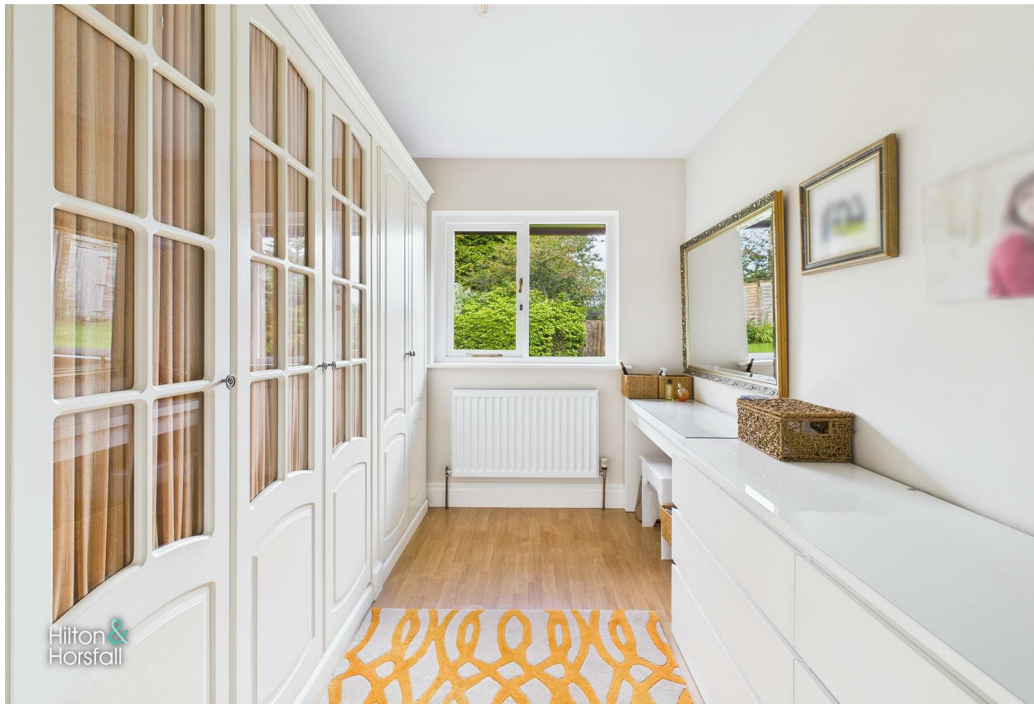
The accommodation is complemented by a wrap-around garden to the rear, providing both privacy and plenty of outdoor space, ideal for entertaining, gardening, or family use. With a double garage, utility room, and well-connected layout between the main reception rooms and kitchen, this property combines practicality with comfort. Situated in a sought-after residential area, The Brambles represents a rare opportunity to acquire a home with such generous proportions and scope in this desirable village setting.













## Lancashire

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## GROUND FLOOR

## ENTRANCE HALL

## LIVING ROOM 14'0" x 18'6" (4.28m x 5.65m)

A bright and spacious reception room featuring a stunning stone fireplace with a living flame fire as the focal point. Large patio doors open directly onto the rear garden, creating an excellent flow between indoor and outdoor living while flooding the room with natural light. The space is complemented by neutral décor, elegant ceiling roses, wall lighting, and ample room for multiple seating arrangements, making it perfect for both everyday family living and entertaining guests.

## DINING ROOM 10'7" x 9'8" (3.23m x 2.95m)

A formal dining room positioned at the rear of the property, overlooking the garden. This room can be accessed via glazed double doors from the living room and also links directly to the kitchen, creating a practical flow for both family meals and entertaining. The space is light and inviting, with ample room for a dining table and chairs, complemented by neutral décor and a pleasant outlook onto the garden.

## BREAKFAST KITCHEN 9'7" x 15'6" (2.94m x 4.73m)

A well-proportioned kitchen fitted with a range of shaker-style wall, base and drawer units, complemented by wooden work surfaces and tiled splashbacks. A feature range-style cooker with extractor canopy provides a focal point, while the layout offers ample workspace and storage. A window to the rear aspect allows natural light to flood the room, and there is space for a small breakfast table, making it an ideal spot for casual dining. A door provides direct access to the garden, enhancing the practicality of this space.

## GROUND FLOOR WC 5'8" x 3'3" (1.73m x 1.01m)

## BEDROOM ONE 11'5" x 13'9" (3.50m x 4.21m)

A generously sized double bedroom located on the ground floor, enjoying views over the garden through dual aspect windows which provide excellent natural light. The room offers ample space for furnishings and benefits from access to a private en-suite shower room, making it an ideal principal bedroom.

## ENSUITE 3'11" x 8'8" (1.20m x 2.66m)

A modern en-suite shower room fitted with a walk-in shower enclosure, pedestal hand wash basin and low-level WC. The walls are fully tiled in a contemporary finish, and a heated towel rail adds both comfort and practicality. A window provides natural light and ventilation.

## BEDROOM TWO 11'5" x 5'10" (3.48m x 1.78m)

A versatile ground-floor bedroom currently used as a dressing room, fitted with an excellent range of wardrobes and storage units. A rear-facing window provides natural light and pleasant views over the garden. This space could easily be utilised as a bedroom, home office, or study, depending on the buyer's needs.

## FIRST FLOOR / LANDING

## BEDROOM THREE 13'4" x 9'6" (4.07m x 2.90m)

Situated on the first floor, this double bedroom benefits from a large rear-facing window that frames pleasant views over the garden and surrounding greenery. The room is tastefully decorated in neutral tones, with ample space for furnishings, making it an ideal guest room or family bedroom.

## BEDROOM FOUR 13'3" x 9'11" (4.05m x 3.03m)

Another spacious first-floor bedroom, filled with natural light from twin Velux roof windows. The room is well-presented with neutral décor and offers ample space for a double bed and additional furnishings. This versatile space could also be adapted as a home office, hobby room, or guest bedroom.

## OFFICE / BOX ROOM 7'3" x 7'5" (2.23m x 2.28m)

A useful additional room located on the first floor, currently used as a home office with fitted desk space and shelving. With two Velux roof windows, the room enjoys plenty of natural light and would serve well as a study, hobby room, or compact guest space.

## BATHROOM 7'2" x 8'9" (2.20m x 2.69m)

A modern family bathroom fitted with a panelled bath and overhead shower with glass screen, pedestal hand wash basin and low-level WC. The room is fully tiled in a contemporary style, complemented by a skylight which provides natural light. A practical and stylish space serving the first-floor bedrooms.

## INTEGRAL DOUBLE GARAGE 19'4" x 17'5" (5.90m x 5.31m)

An integral double garage, accessed internally via the main hallway of the house. The garage is fitted with an up-and-over door to the front, power and lighting, and provides excellent secure parking or additional storage. From the rear of the garage, there is access through to the utility room, offering added convenience.

## UTILITY ROOM 6'0" x 11'10" (1.84m x 3.63m)

A practical utility room, positioned to the rear of the garage and accessed via the main hallway of the house. Fitted with a range of wall and base units with work surfaces and a sink, the room provides plumbing for a washing machine and space for a dryer. A large window looks out to the rear garden, ensuring the space benefits from good natural light.

## STORE ROOM 6'1" x 5'2" (1.87m x 1.60m)

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-brambles-higham>

## LOCATION

Higham is a sought-after village in Lancashire, known for its charming character, strong sense of community, and convenient transport links. The property is within easy reach of local amenities including well-regarded schools, village shops, and popular pubs and restaurants. The nearby towns of Barrowford, Nelson, and Burnley provide a wider range of shopping, leisure, and professional services, while excellent road links and access to the M65 motorway make commuting across East Lancashire and beyond straightforward. Surrounded by rolling countryside and scenic walks, Higham offers the perfect blend of rural living with modern convenience.

## PUBLISHING

## PROPERTY DETAIL



Hilton &  
Horsfall



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## OUTSIDE



The Brambles enjoys wrap-around gardens to the rear, mainly laid to lawn with well-stocked borders, mature trees, and shrubs that provide a good degree of privacy. A spacious paved patio area adjoins the house, creating the perfect spot for outdoor dining and relaxation, with direct access from the living room. To the front, the property is approached by a private driveway providing off-road parking and leading to the integral double garage. The gardens surround the home with a mix of open lawn and enclosed areas, offering both versatility and seclusion, making the outdoor space as practical as it is enjoyable.



Ground Floor



Floor 1

## Approximate total area<sup>(1)</sup>

1941 ft<sup>2</sup>

180.3 m<sup>2</sup>

## Reduced headroom

126 ft<sup>2</sup>

11.7 m<sup>2</sup>

(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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