



***Height Top Smithy***  
*Stump Hall Road, Higham*



**Pendle Hill**  
**Properties**  
estate and letting agents



# Height Top Smithy

## Higham

*A unique opportunity to purchase a delightful, five-bedroom farmhouse with stunning panoramic countryside views, idyllically located on the fringe of the highly desirable Pendle village of Higham.*

*With original features and charm, along with high specification fixtures and fittings, and generously proportioned, flexible family living accommodation, creating a stunning family home.*

*Briefly comprising, entrance hall, open plan kitchen/dining room and lounge, playroom/study and downstairs WC on the ground floor, along with a fantastic master bedroom with dressing room and potential en-suite shower room with plumbing in place, three further bedrooms, luxurious family bathroom on the first floor.*

*The property also benefits from a separate annexe with open plan kitchen/lounge on the ground floor and a double bedroom and shower room on the first floor.*

*Externally the property boasts a spacious tarmac drive allowing off road parking for multiple vehicles, along with an impressive Indian stone patio area with Oak and glass balustrade and garden area which enjoys stunning far reaching countryside views.*

**Offers Over: £650,000**





### ENTRANCE HALL

A composite entrance door opens into the entrance hall, briefly comprising, large built in cloaks cupboard with space and plumbing for a washing machine, boiler and storage cupboard, radiator, composite wood flooring, and chrome ceiling spotlights. The entrance hall allows access into the downstairs WC and the self-contained annexe.

### OPEN PLAN KITCHEN/DINING ROOM AND LOUNGE

The impressive open plan kitchen/dining room and lounge with two large aluminium bi fold doors and four UPVC windows. The kitchen area, briefly comprises, a range of base and wall mounted units and kitchen island with breakfast bar and storage, complementary Quartz work surfaces, Blanco ceramic sink with chrome mixer tap, integrated appliances, comprising, Neff hide & slide oven and microwave oven, CDA full size freezer and fridge, Neff five ring induction hob, and stainless steel overhead extractor, Bosch dishwasher, porcelain floor tiles, with under-floor heating, two ceiling pendants, and chrome ceiling spotlights. The lounge and dining area, briefly comprises, impressive central stone fireplace and hearth, with Heritage multi fuel stove, first-floor Oak and glass staircase, built in storage cupboard, and chrome ceiling spotlights.

### PLAYROOM/STUDY

A flexible room with three UPVC double glazed windows, briefly comprises, built in storage shelves, porcelain floor tiles with under-floor heating, ceiling light point, and chrome ceiling spotlights.

### DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC, briefly comprises, low level WC, ceramic wash hand basin with chrome mixer tap, composite wood flooring, and chrome ceiling spotlights.

### FIRST FLOOR LANDING

The first-floor landing, briefly comprises, radiator, carpeted flooring, ceiling light point, and chrome ceiling spotlights.

### MASTER BEDROOM AND DRESSING ROOM AND POTENTIAL EN SUITE SHOWER ROOM

An impressive generously proportioned master bedroom with large UPVC double glazed French doors overlooking the rear of the stunning far reaching countryside views, briefly comprising, radiator, carpeted flooring, and ceiling light point. The dressing room with UPVC double glazed window, briefly comprises, open access wardrobe, radiator, carpeted flooring, and chrome ceiling spotlights. The potential en-suite shower room has plumbing in place.

### BEDROOM TWO

A generously proportioned double bedroom with two UPVC double glazed window overlooking the rear of the property with stunning

far reaching countryside views, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BEDROOM THREE

Another generously proportioned bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BEDROOM FOUR

A double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

### BATHROOM

A luxurious, generously proportioned family bathroom with UPVC double glazed window, briefly comprising, large bath with chrome mixer tap, floating vanity unit housing the ceramic sink with chrome mixer tap, illuminated mirror cabinet, double shower enclosure with chrome thermostatic shower with oversized rainfall head, low level WC, chrome towel warmer, ceramic wall and floor tiles, and chrome ceiling spotlights.

### ANNEXE

#### OPEN PLAN LOUNGE/KITCHEN

The open plan lounge/kitchen with UPVC double glazed window and large UPVC French doors overlooking the front of the property, with stunning far reaching countryside views, briefly comprising, a range of base units with complementary laminate work surfaces, black sink with chrome mixer tap, integrated appliances, comprising, Cooke and Lewis oven, four ring induction hob, and overhead extractor fan, Bush under- counter fridge, space and plumbing for a washing machine, under-stairs storage cupboard radiator, composite wood flooring, four wall light points, and chrome ceiling spotlights.

### BEDROOM WITH EN SUITE SHOWER ROOM

A double bedroom with UPVC double glazed window overlooking the stunning, far reaching countryside views, briefly comprising, built-in wardrobe, radiator, carpeted flooring, and ceiling light point.

The en-suite shower room, briefly comprises, shower enclosure with chrome thermostatic shower with oversized rainfall head, vanity unit housing the ceramic sink, with chrome mixer tap, low level WC, porcelain floor tiles, and chrome ceiling spotlights.

### EXTERNAL

Externally the property boasts a spacious tarmac drive allowing off road parking for multiple vehicles, along with an impressive Indian stone patio area with Oak and glass balustrade and garden area which enjoys stunning far reaching countryside views.

### ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax = Band G





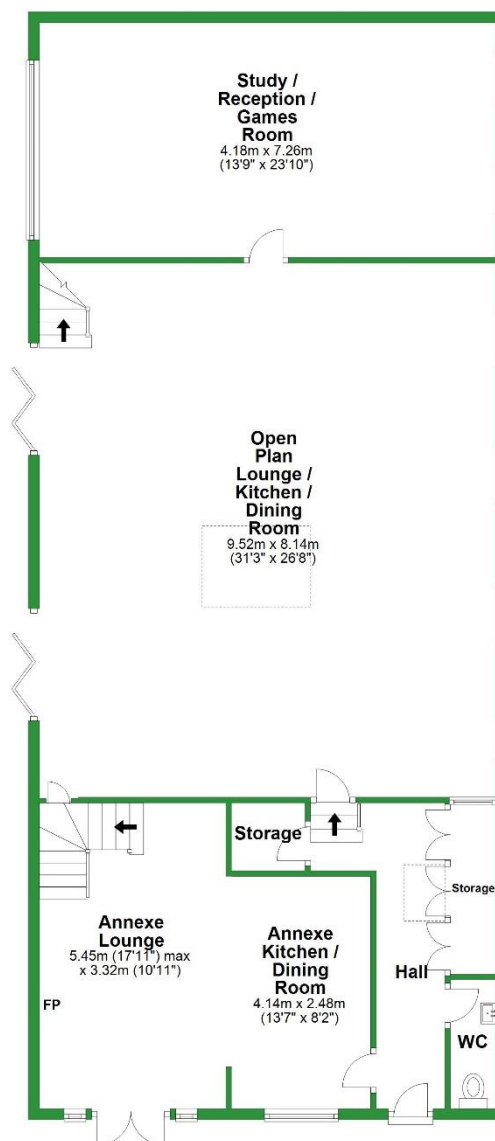






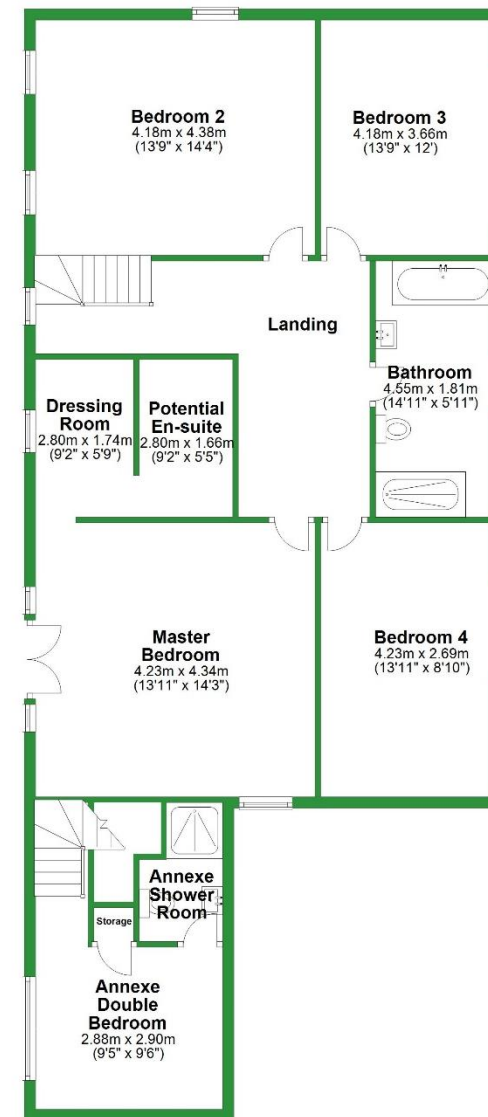
### Ground Floor

Approx. 158.3 sq. metres (1704.2 sq. feet)



### First Floor

Approx. 129.5 sq. metres (1394.0 sq. feet)



Total area: approx. 289.2 sq. metres (3112.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

**Disclaimer:** We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.



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