

**Gawthorpe View, Higham. BB12 9HB**  
**Offers in Region of £209,950 Leasehold**  
**FOR SALE**



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## PROPERTY DESCRIPTION

Situated in a highly desirable position just off Higham Hall Road in the charming village of Higham, this stunning character stone built cottage is tucked away on Gawthorpe View, a favoured cul-de-sac boasting a superb rear patio garden and elevated views. This impressive home is beautifully presented and provides well designed accommodation over three floors. ground floor features a stunning open plan layout with a fabulous rustic charm incorporating an exposed brick fireplace and feature wall with stone flooring and underfloor heating, a cosy living and dining area with a modern open fitted kitchen. A snug internal hallway leads to the first floor and second floors with three deceptive double bedrooms and an attractive modern bathroom.

Externally to the front there is on street parking for one car. To the rear is a delightful tiered patio garden, a perfect private place to relax and take in the fabulous views with hedging borders, fencing and gate access. An internal inspection is highly recommended to fully appreciate.

## FEATURES

- Desirable Stonebuilt Cottage
- Deceptive Characterful Accom.
- Beautiful Open Plan Living Dining Kitchen
- Over 3 Floors - 3 Dble Bedrooms
- Sought -After Village Location
- Attractive Bathroom, Gas CH, PVC DG
- Tucked Away Cul-De-Sac; No Chain
- Spacious Patio Garden With Elevated Views



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

uPVC door.

#### Lounge

14' 0" x 13' 9" (4.27m x 4.19m)  
uPVC double glazed window, stone tiled flooring with under floor heating, television point, feature stone window sill, recessed spot lighting, wood feature ceiling beams, impressive exposed brick and stone fireplace and inset with stone hearth, housing cast iron multi fuel stove, lovely open plan room with dining area, open through to kitchen.

### Kitchen

11' 4" x 8' 5" (3.45m x 2.57m)

Modern cream fitted wall and base units, complementary laminate working surfaces and upstands, double electric oven with 4-ring electric induction hob and extractor filter canopy over, stainless steel sink drainer unit with mixer tap, stone tiled flooring with under floor heating, recessed spot lighting, integrated fridge freezer and dishwasher, plumbing for washing machine, cupboard housing combination wall minute gas central heating boiler, exposed brick feature internal wall with wood glazed window through to hallway, uPVC double glazed external door to rear garden.

### Rear Hallway

Internal wood glazed door, 2x uPVC double glazed windows with feature stone surround, wood spindle staircase leading to first floor, 2 built-in under stairs storage cupboards, stone tiled flooring with under floor heating.

## ROOM DESCRIPTIONS

### First Floor

#### Landing

uPVC double glazed window, attractive spindle balustrade, feature wall insert, recessed spot lighting, staircase leading to 2nd floor, panelled radiator.

#### Bedroom One (front)

12' 0" x 9' 1" (3.66m x 2.77m)  
Excellent double bedroom with built-in storage cupboard, uPVC double glazed window with stone window sill, recessed spot lighting, carpet flooring, panelled radiator, television point.

#### Bathroom

Attractive modern 3-pce white suite comprising panelled shower bath with thermostatic shower over, glazed screen, large vanity wash basin and surround with built-in drawer unit under, low level w.c., fully tiled walls, feature stone window sill and uPVC double glazed window, recessed spot lighting, extractor fan, tiled flooring, chrome ladder style radiator.

### Second Floor

#### Landing

Split landing area with staircase to either side, wall light point.

#### Bedroom Two (rear)

12' 6" max x 9' 4" (3.81m x 2.84m)  
plus wardrobes (some limited headroom)

Double bedroom with carpet flooring, modern fitted wardrobes and built-in shelving, 2x uPVC double glazed windows with fantastic elevated views, panelled radiator, wall light points.

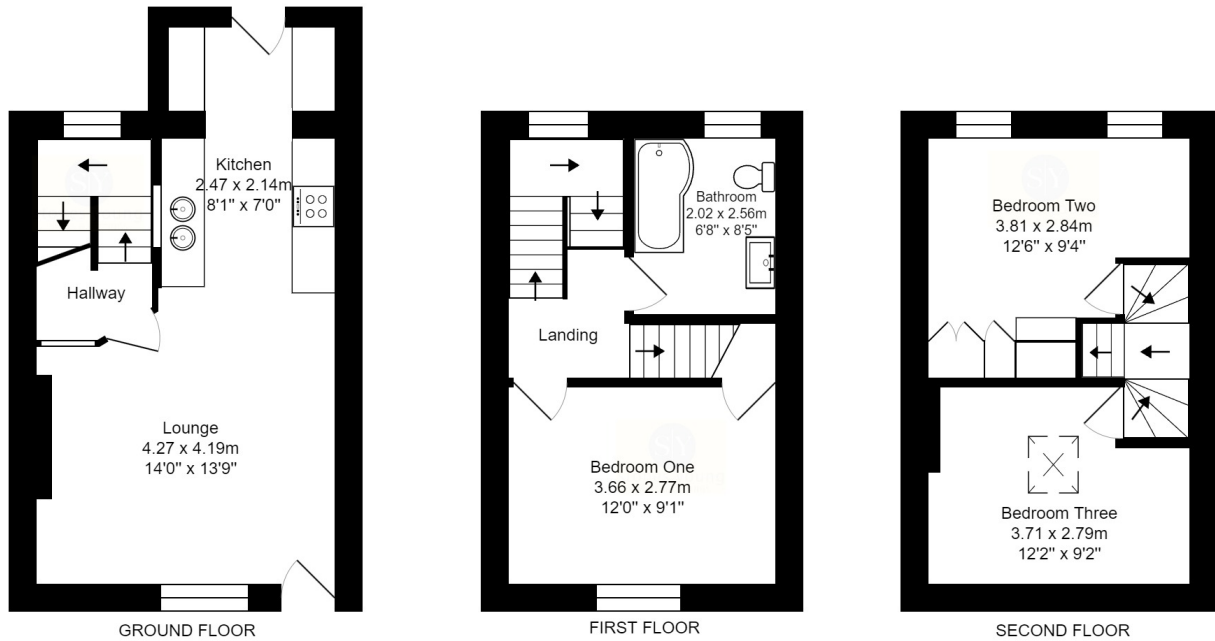
#### Bedroom Three

12' 2" x 9' 2" (3.71m x 2.79m) (some limited headroom)

Double room with carpet flooring, Velux window, panelled radiator.



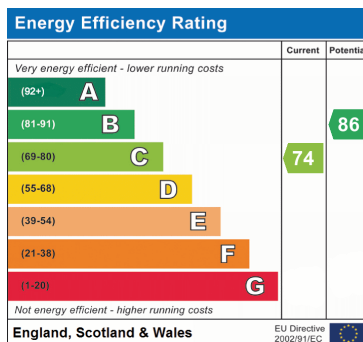
## FLOORPLAN & EPC



### Gawthorpe View, Higham, Burnley

Total Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

