



## *Hill Top Cottage Higham*

*Offers in the Region of: £420,000*



**Pendle Hill  
Properties**





*Hill Top Cottage, Higham  
£420,000 Offers in the  
region of*

A beautiful, character cottage in the rural village of Higham briefly comprises, a spacious lounge and dining room, kitchen, four double bedrooms, family bathroom, garden to the rear and allocated parking.



### LOUNGE

A beautiful, spacious lounge with original wooden beam features and a multifuel log burner, briefly comprises engineered oak wood flooring, double-glazed windows to the front, a radiator, wall lights, and ceiling spotlights.

### KITCHEN

The kitchen comprises a range of wall and base mounted units, a range cooker, five ring induction hob, an integrated dishwasher, Dekton work surfaces, Belfast sink with mixer tap, breakfast bar, double-glazed window to the rear, stone flooring, ceiling spotlights, and access to the rear of the property through a porch, via a stable door.

### DINING ROOM

A large, family dining room briefly comprises travertine flooring, double glazed window to the front of the property, wall lights, a radiator and access to the downstairs wc and rear of the property.

### DOWNSTAIRS WC

The downstairs WC briefly comprises a low level WC, floating basin sink, slate flooring, towel warmer, ceiling spotlights and window to the rear.

### BEDROOM ONE

A beautiful master bedroom briefly comprises double-glazed windows to the front of the property, laminate flooring, ceiling light point, and a radiator.

### BEDROOM TWO

A second double bedroom briefly comprises integrated storage, laminate flooring, double-glazed windows to the front of the property, ceiling spotlights, a radiator and access to the loft.

### BATHROOM

A large family bathroom boasts a freestanding bath with shower attachment, a wet room with rainfall shower attachment, tiled flooring, ceiling spotlights, a floating basin sink, low-level WC, and a frosted window to the rear.

### BEDROOM THREE

Another double bedroom briefly comprises laminate flooring, a double-glazed window to the rear, a ceiling light point and a radiator.

### BEDROOM FOUR

Currently utilized as an office/utility room, the fourth bedroom briefly comprises integrated storage, a double-glazed window to the rear, laminate flooring, a radiator and ceiling light point.

### EXTERNAL

To the rear of the property is a spacious garden with a flagged patio seating area and grassed lawn as well as parking for multiple vehicles.

### ADDITIONAL INFORMATION

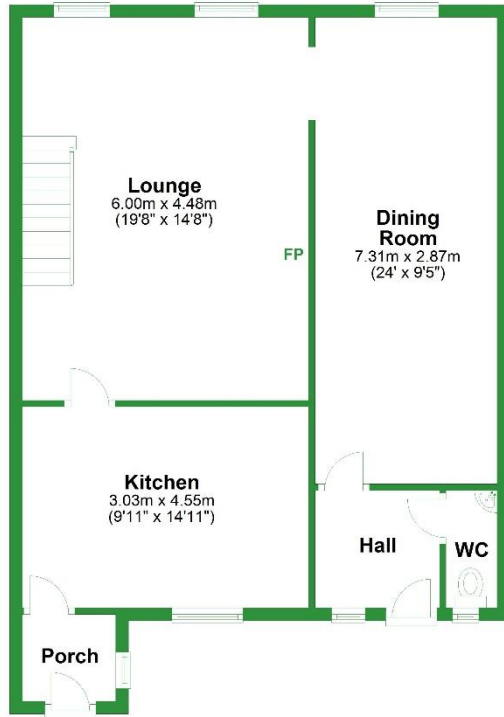
Tenure = Freehold  
Council Tax Band = E  
Oil central heating  
Septic tank  
Spring water





### Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)

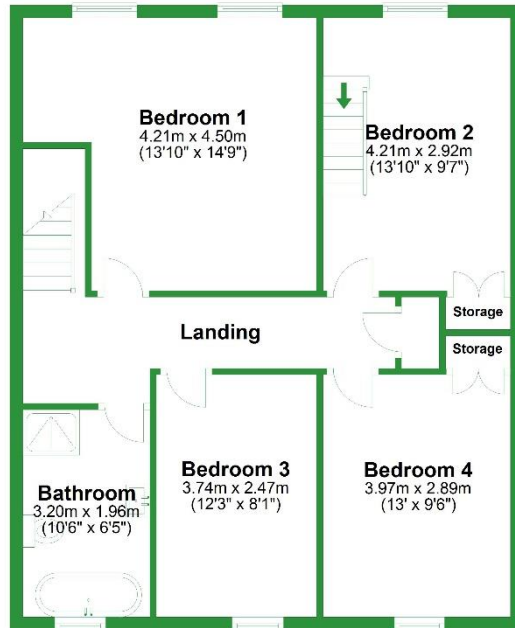


Total area: approx. 140.4 sq. metres (1511.5 sq. feet)

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

Approx. 69.6 sq. metres (748.7 sq. feet)

### First Floor



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Properties**

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