



Height Top Smithy

Stump Hall Road | Higham | Burnley | BB12 9BU



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Guide Price of £450,000

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Substantial detached house set in attractive rural surroundings with panoramic views. Occupying an elevated position, the property commands unobstructed views over the surrounding countryside and yet is within a few minutes' drive of both Burnley and Nelson. Dating back in parts to the latter half of the 18th century, the property was originally three cottages including a smithy and joiner's workshop which has been renovated and extended by the present owners and forms an interesting home of considerable charm.

Ground Floor

Entrance porch with tiled floor.

Entrance Hall

With uPVC double glazed window, radiator and central open wrought iron staircase with wooden treads leading to the first floor.

Cloakroom

Having two piece suite comprising of pedestal wash basin and low suite W.C; uPVC double glazed window and radiator.

Drawing Room

A spacious through room having uPVC double glazed windows to the front and rear, 'Adam' style fireplace surround with marble interior and hearth, coal

effect electric fire, display/bookshelves with concealed lighting and two radiators.

Dining Room

Access through a draw-back curtain opening off the hallway having two uPVC double glazed windows and radiator.

Sitting Room

Stone fireplace with multi fuel stove, recessed stone display shelf to the side of the chimney breast, fitted bookshelves, uPVC double glazed window with window seating and radiator.

Conservatory

An attractive addition to the property

which is positioned at the front with uPVC double glazed windows affording un-obstructed views, uPVC double glazed French door leading to the garden.

Study/Sewing Room

Desk/working surface, built in drawers, extensive shelving, uPVC double glazed window, affording an extensive panoramic view and radiator.

Kitchen

Having range of units including stainless steel 1 ½ bowl sink, fitted base units with work surfaces, matching wall cupboards, built in store cupboards, electric cooker point, plumbing for dishwasher, uPVC double glazed windows to the rear and side affording rural views and radiator.

Particulars of sale

Lower Ground Floor

Laundry/Utility Room

Having glazed sink, plumbing for automatic washer, airing cupboard with radiator. Store cupboards and pantry with fitted shelves. Access to integral double garage.

First Floor

Spacious landing with uPVC double glazed window and two radiators.

Bedroom One (Front)

Built in furniture including fitted wardrobes, store cupboards and vanity wash basin, uPVC double glazed windows, the front one affording an extensive panoramic view and radiator.

Adjoining Dressing Room with Shower

With a range of built in furniture including fitted wardrobes, store cupboards and drawers. Shower cubicle, vanity wash basin and low suite W.C. and uPVC double glazed window, electric shaver point, wall mounted electric fire and radiator.

Loft ladder leading to boarded loft area with electric light used for storage.

Bedroom Two (Rear)

Range of built in furniture including fitted wardrobes, store cupboards and drawers, vanity wash basin, uPVC double glazed window with views over towards Pendle Hill.

Bedroom Three (Front)

uPVC double glazed windows to the front and side, pedestal wash basin and radiator.

Bedroom Four (Rear)

Presently used as a study. Built in furniture including fitted wardrobes, store cupboards, vanity wash basin and desk/working surfaces, two wall light points, uPVC double glazed window. Loft ladder leading to a boarded loft area used as a playroom.

Bathroom

Four piece suite comprising of panelled bath, shower cubicle with 'Mira' shower, pedestal wash basin and low suite W.C.; tiled walls, electric shaver point, uPVC double glazed window and radiator.

External

Tarmacadam driveway to the side which provides ample turning and parking

space leading to an integral double garage with twin remote control up and over doors, electric light, power points, 'Worcester' oil fired central heating boiler, oil storage tank, side door leading to the gardens.

Gardens to front and side of the property laid mainly to lawns with shrub and conifer borders.

Services

Oil fired central heating, septic tank, mains electricity and mains water.

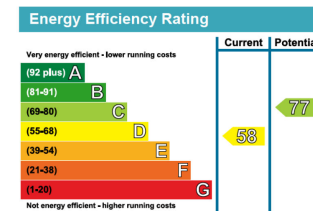
Tenure

Freehold with vacant possession upon legal completion.

Council Tax

Band G.

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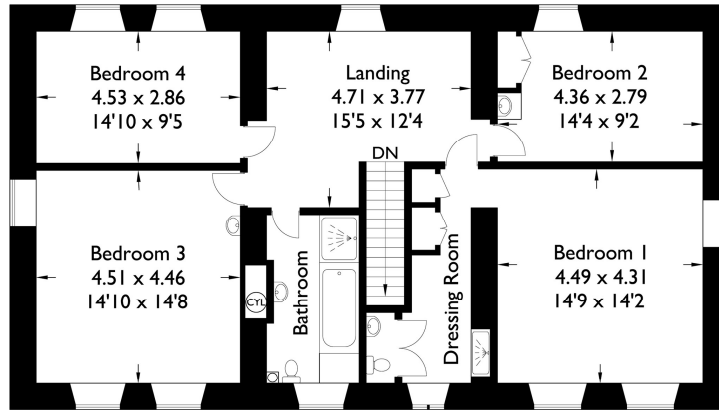


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Approximate Gross Internal Area : 235.12 sq m / 2530.81 sq ft

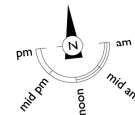
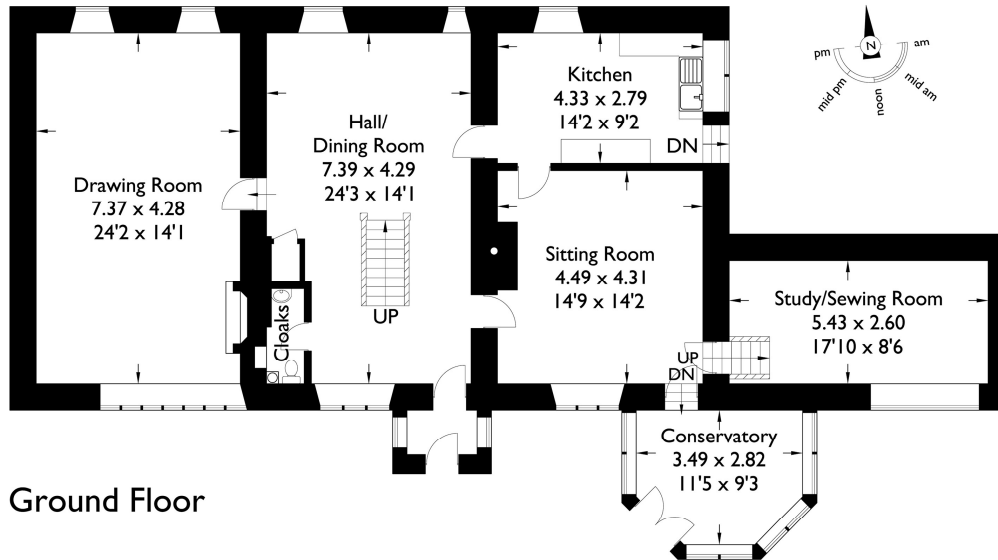
Garage : 49.33 sq m / 530.98 sq ft

Total : 284.45 sq m / 3061.79 sq ft

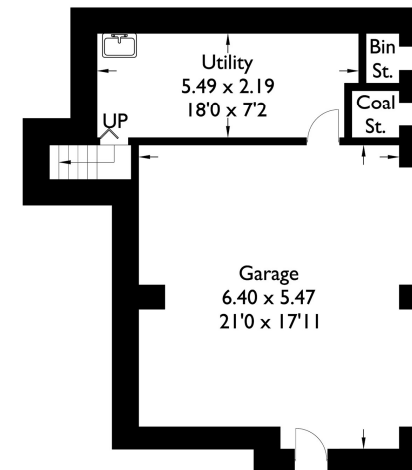


For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error

First Floor



Ground Floor



Lower Ground Floor







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