



# Beech Hill

14 Francis Avenue | Higherford | Nelson | Lancashire | BB9 6AL

MSW HEWETSONS



# Beech Hill

Guide Price of £800,000

A detached family house occupying an exceptional plot on an exclusive private avenue in Higherford, enjoying superb long-distance rural views across open fields and Barrowford reservoir to the rear and a highly desirable south-facing aspect. The property is complemented by exceptional, mature gardens which have been thoughtfully designed and meticulously maintained. The grounds feature a variety of established trees and shrubs, extensive open lawns, a generous patio and a number of attractive seating areas, providing an excellent setting for outdoor enjoyment.

The house itself has been meticulously maintained and offers considerable potential for upgrading and extending, subject to the necessary planning consents. The generous size, orientation and configuration of the plot provide ample opportunity to enhance and enlarge the existing accommodation, making this an exciting prospect for those wishing to create a substantial bespoke family home.

Whilst private and peaceful setting on this sought-after avenue, the property is conveniently located just a few minutes' drive from Barrowford village, which offers a thriving community together with a wide range of renowned shops, bars, restaurants and traditional pubs. The M65 motorway is also within approximately five minutes' drive,

providing excellent access to the wider motorway network and major business centres throughout the Northwest, as well as Manchester Airport and Preston Railway Station, which provides an hourly service to London Euston.

The location also combines the convenience of village life with immediate access to the surrounding open countryside, offering numerous opportunities for walking, leisure and outdoor pursuits. A range of sporting and recreational facilities are also available locally.

Educational provision in the area is excellent, with a wide selection of highly regarded primary and secondary schools available in both the state and

independent sectors, all within convenient travelling distance.

The property is traditionally constructed with stone elevations beneath a pitched, tiled roof supported on timber, and benefits from double glazing and gas-fired central heating.

Overall, this is a rare opportunity to acquire a well-maintained detached family home occupying an outstanding south-facing plot in a private and highly desirable setting, with exceptional gardens, far-reaching rural views and significant potential for future enhancement.

# Particulars of sale

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## Accommodation

### Ground Floor

Reception Hall, Sitting Room, Dining Room, Breakfast Kitchen, Utility, Snug, Integral Double Garage.

### First Floor

Principal Bedroom with ensuite, Bedroom Two, Bedroom Three, House Bathroom.

### External

Private driveway with ample parking, double garage. Exceptional landscaped gardens with extensive open lawns, a generous patio, summer house, greenhouse and attractive seating areas with far reaching views.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



## Property Information

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### Services

- Mains Electricity
- Main Gas
- Mains Water
- Mains Sewerage

### Council Tax

- Band G payable to Pendle Council

### Tenure

- Freehold

### Viewings

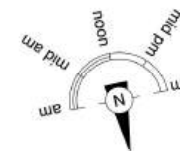
- Strictly by appointment with the agent.

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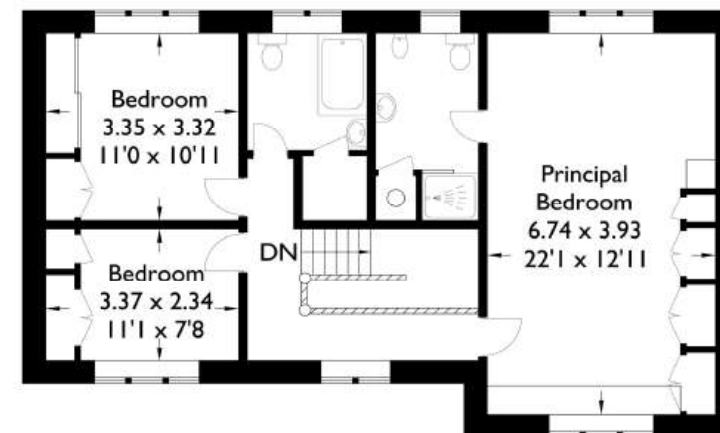
Approximate Gross Internal Area : 156.45 sq m / 1684.01 sq ft

Garage : 25.33 sq m / 272.64 sq ft

Total : 181.78 sq m / 1956.66 sq ft



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.







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01282 500 753  
[mswhewetsons.co.uk](http://mswhewetsons.co.uk)