



8

Bedrooms



4

Bathrooms



Welcome to Colne Mill, an extraordinary and enchanting country residence that blends timeless character with modern sophistication. This stunning home offers spacious, versatile living adorned with bespoke features and an abundance of charm.

The Lodge, thoughtfully extended, seamlessly combines bright, open spaces perfect for entertaining with inviting snugs ideal for relaxation. The main house features seven elegant double bedrooms, including two with en-suites, a fabulous kitchen/diner with a breakfast bar, and a delightful lounge centered around a cosy wood burner. With three additional reception rooms, a luxurious family bathroom, and a utility room with downstairs cloakroom.

The Lodge This exceptional property exudes character and charm, effortlessly blending modern living with a captivating rural backdrop. Beautifully designed by the current owners, it offers expansive spaces perfect for family life and entertaining. Unique and thoughtfully crafted, the home showcases bespoke features throughout, including three spacious reception rooms that provide versatile, inviting areas for relaxation and gatherings. This remarkable property truly stands out in its idyllic setting.

Reception Hallway Welcome to this charming entrance space that combines both style and practicality! This spacious, bright area boasts a stunning bespoke hard wood door with inset glazing, and UPVC double-glazed window, allowing natural light to flood the room. With a vaulted ceiling and Velux window, the space feels airy and open, while tiled flooring throughout makes it durable and easy to clean—ideal for muddy boots after a woodland walk. Complete with a radiator, ample power points, and central lighting, this versatile entryway is perfect for organizing coats and boots and making a great first impression.

Lobby A large hard wood door with inset glazing guides you into this great space, where feature ceiling lighting and tiled flooring create a blend of elegance and warmth. Equipped with a range of power points and a cosy radiator, this area offers both style and practicality. Graceful exposed stone archways lead off to other rooms, with a separate door opening to the inviting lounge.

Lounge 5.90m x 5.88m (19'4" x 19'3") Step into this enchanting room, where every detail invites warmth and comfort. The bespoke UPVC bay window at the front is a true delight, with fitted blinds and a delightful window seat perfect for unwinding while gazing out. Beneath the seat, hidden storage adds a practical touch. Wood-effect vinyl flooring sweeps through the room, enhancing its rustic appeal, and a side window offers lovely countryside views. The centerpiece is a beautiful stone inglenook fireplace, complete with a large wood burner and a stone hearth, radiating cosy ambiance. With two radiators and plenty of power points, this room effortlessly combines character charm and comfort.

Inner Hallway Tiled flooring flows throughout this inviting space, complemented by two central ceiling lights that add a touch of warmth. Double oak doors open to a spacious storage cupboard, offering both practicality and charm. The exposed stone walling brings character to the room, while doors lead off to other areas, creating a seamless connection between spaces.

Bedroom Six 3.69m x 2.67m (12'1" x 8'9") A beautiful UPVC double-glazed window invites natural light into the room, enhanced by soft central lighting and elegant tiled flooring. With thoughtful touches like power points, a TV point, and a sleek column radiator, the space effortlessly blends comfort with timeless style.

Bedroom Seven 3.76m x 2.44m (12'4" x 8'0") A UPVC double-glazed window fills the room with light, complemented by spot lighting and a modern column radiator. Tiled flooring throughout and a range of power points add both style and convenience.

Downstairs Cloakroom / Utility 2.58m x 1.41m (8'6" x 4'8") An obscured UPVC double-glazed window to the side aspect provides privacy and natural light. The room is fully tiled throughout, with spot lighting and an extractor fan. A low-level push-button W.C., wash hand basin with mixer tap, and vanity unit offer modern convenience. The wood-effect work surface provides space and plumbing for a washing machine and tumble dryer, while a power point and white heated towel rail complete the space.

Kitchen / Diner 7.46m x 4.86m (24'6" x 15'11") This truly exceptional room is designed for both entertaining and cherished family moments. With three double-glazed windows at the rear, complete with fitted blinds, and elegant bifold doors that open to the garden, the space invites a seamless connection with the outdoors. The vaulted ceiling enhances the feeling of openness, while two Velux windows add additional light.

The kitchen is a standout feature, boasting a stunning array of base and eye-level units with granite worktops and matching upstands. It includes an integrated dishwasher, two ceramic sinks with a drainer, and a pull out spray mixer tap. The Neff induction hob, complemented by a large chimney-style extractor, and the integrated eye-level Neff double oven bring both style and function to this dream kitchen.

A bespoke island with concealed power points and a wireless charging station creates an ideal spot for keen chefs. While the breakfast bar area is perfect for socializing. Spot lighting adds a touch of elegance, and the wood-effect tiled flooring flows throughout, complementing the spaciousness of the room. With underfloor heating and an excellent range of power points, this space is as practical as it is beautiful, offering plenty of room for a large dining table and family gatherings.

Family Room 4.24m x 3.98m (13'11" x 13'1") This warm and welcoming space combines rustic charm with modern comfort. The exposed stone walling and vinyl wood-effect flooring create an inviting atmosphere, while two central ceiling lights cast a soft, cosy glow. A radiator keeps the room comfortable, and the open, newly carpeted stairwell leads you effortlessly to the first floor. A bespoke bar with a stone work surface offers a perfect spot to entertain, surrounded by generous shelving for a personal touch. UPVC double-glazed patio doors open to the rear, and fitted understairs shelving and storage cupboards keep everything neat and tidy. With a well-placed range of power points, this room feels both functional and full of character.

Snug 4.24m x 3.92m (13'11" x 12'10") Featuring a UPVC double-glazed window to the side and patio doors to the rear. The vinyl wood-effect flooring adds warmth, while a radiator ensures comfort. A striking exposed stone wall and a feature electric fireplace create a charming focal point, perfect for relaxing evenings. Two ceiling lights brighten the space, and with a TV point and a range of power points.

First Floor Landing This gallery-style space is beautifully illuminated, with a large feature central ceiling light and two Velux windows that flood the room with natural light. Power points and a radiator provide comfort and convenience, while wall lighting adds a soft, ambient glow. Doors leading off create a seamless flow to other areas. The room exudes a sense of openness and light.

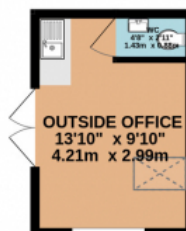
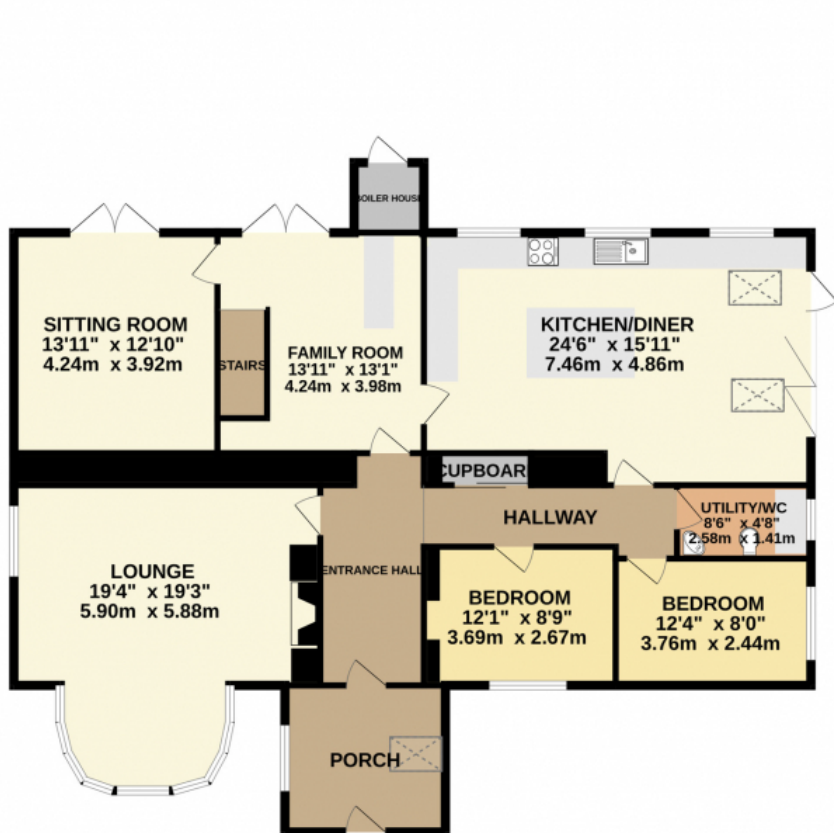
Master Suite 5.97m x 4.24m (19'7" x 13'11") This delightful room boasts two UPVC double-glazed windows on dual elevations, offering beautiful countryside views that bring nature right to your doorstep. The vaulted ceiling, with inset spot lighting and a Velux window, enhances the sense of space. Carpeted throughout, the room offers a comfortable feel, while a range of power points add convenience. Bespoke fitted wardrobes provide an abundance of hanging space and shelving, with sliding partially mirrored doors that add a touch of elegance to the room. **En-Suite** This stylish bathroom features a UPVC double-glazed window, spot lighting, and a white suite including a panel bath with a power shower, low-level W.C., and a vanity unit with an integrated wash hand basin. A wall-mounted mirrored vanity unit adds a modern touch, and the room is fully tiled with a white heated towel rail, underfloor heating, and an extractor fan.

Bedroom Two 4.24m x 3.17m (13'11" x 10'5") This lovely room features UPVC double-glazed doors with a Juliet balcony and a window, offering beautiful views over fields and woodland. Carpeted with spot lighting, a range of power points, and bespoke fitted wardrobes, it's both stylish and practical. A radiator and TV point add extra comfort and convenience. **En-Suite** This sleek bathroom is fully tiled and features a white suite with a low-level push-button W.C., double step-in shower, and wash hand basin with a vanity unit. Spot lighting, a heated chrome towel rail, and underfloor heating add comfort, while a wall-mounted mirror with lighting completes the modern look.

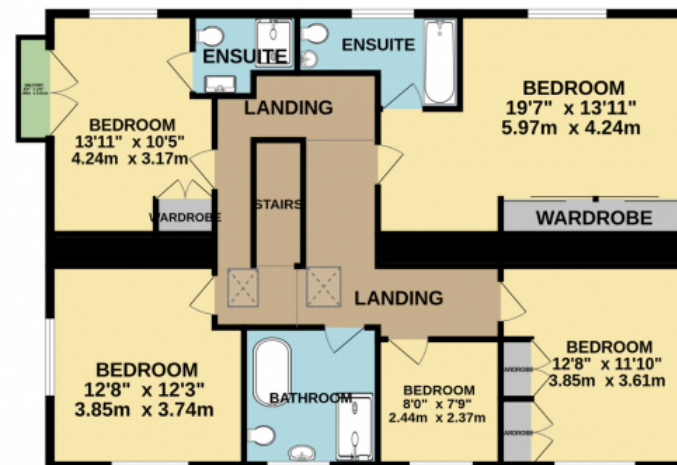
Bedroom Three 3.85m x 3.74m (12'8" x 12'3") This lovely room is bright and inviting, with dual aspect UPVC double-glazed windows to the front and side, enhanced by bespoke shutters. Feature spot lighting and soft carpeted flooring create a warm atmosphere, while a range of power points and a radiator add practicality and comfort.

Bedroom Four 3.85m x 3.61m (12'8" x 11'10") This delightful room features UPVC double-glazed windows on dual elevations, offering a pleasant outlook. Carpeted flooring and spot lighting create a cosy atmosphere, while a range of power points and a TV point add convenience. Bespoke fitted wardrobes provide ample storage with hanging rails and shelving. The vaulted ceiling enhances the sense of space, making the room feel airy and open.

GROUND FLOOR
1688 sq.ft. (156.8 sq.m.) approx.



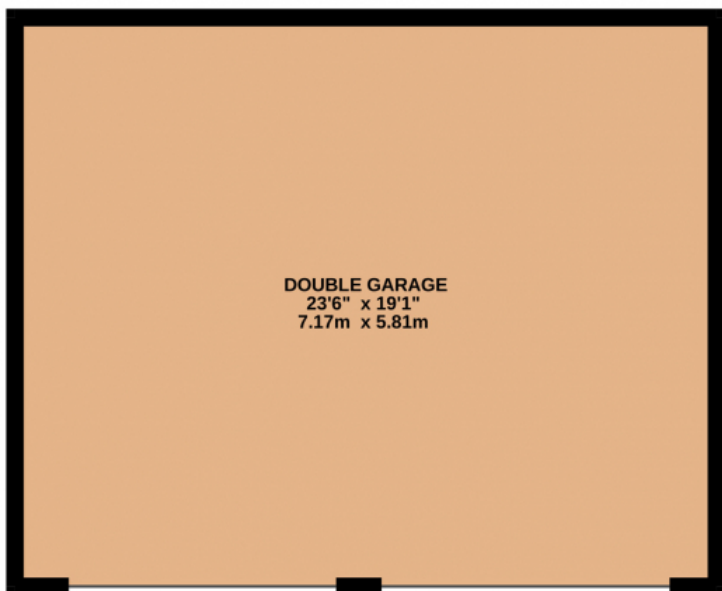
1ST FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



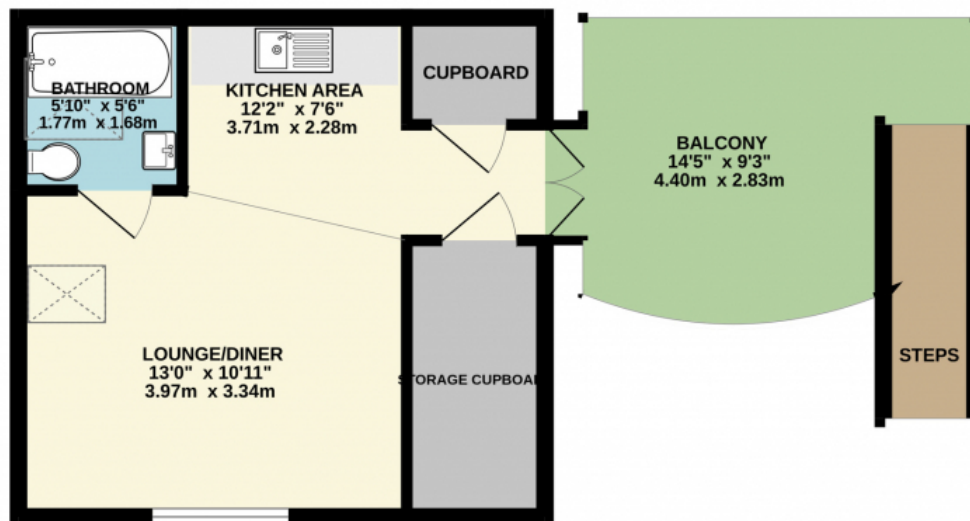
TOTAL FLOOR AREA : 2793 sq.ft. (259.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



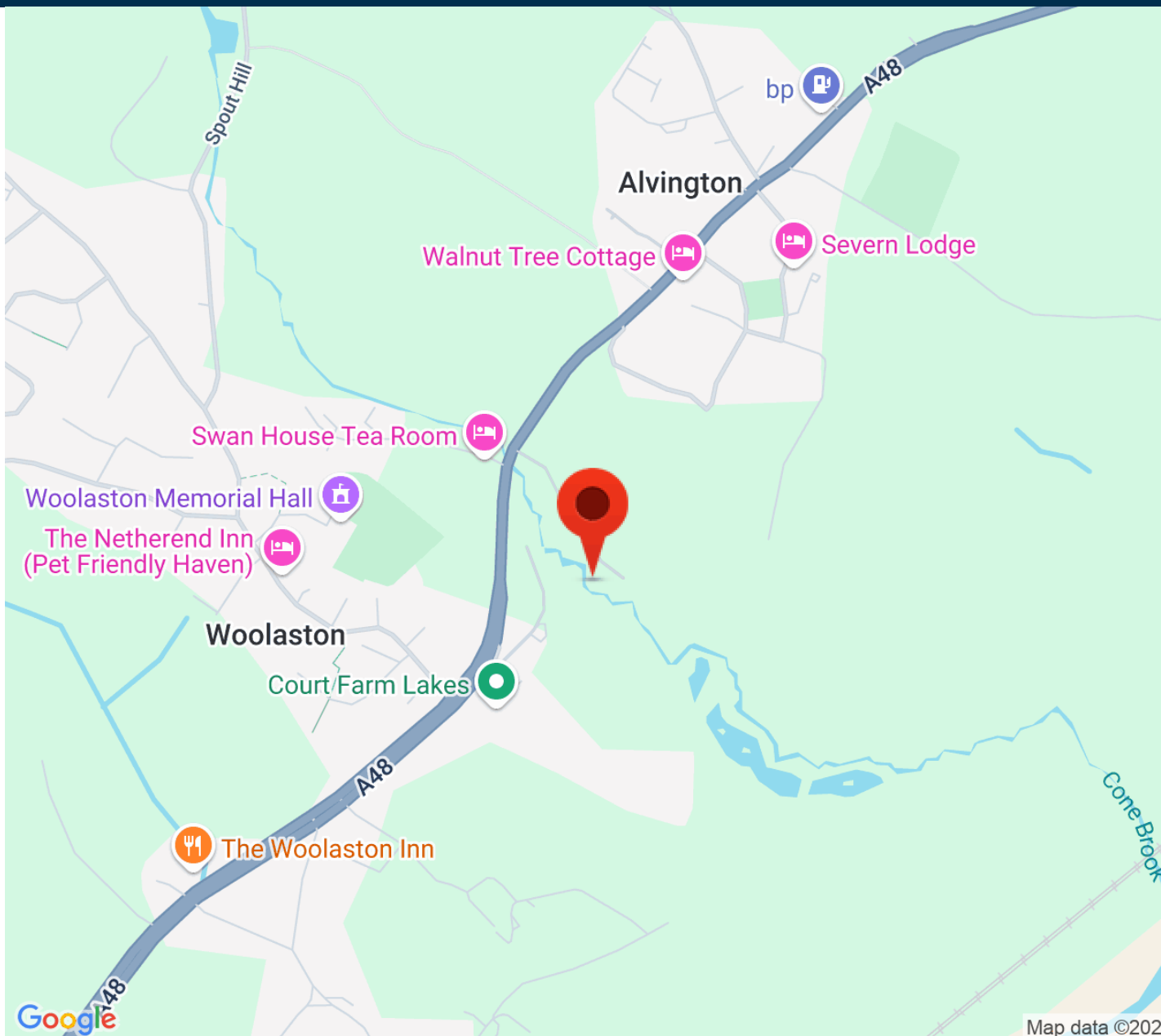
1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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