



A FIRST IMPRESSION TO REMEMBER

Welcome to Old Mill Court, Cowpe – a stunning blend of modern living, historical charm, and the tranquility of countryside life. This exceptional 1,957 square-foot, four-bedroom home was completed in 2018 as part of the award-winning Kearns Village mill development and still enjoys the remainder of a ten-year LABC warranty to 2028. Nestled amidst the serene and picturesque landscape of Cowpe, this property offers a unique opportunity to enjoy the best of both worlds: the seclusion and beauty of a rural setting with the convenience of easy access to major urban centres.

As you approach the property, you'll be immediately struck by its impressive façade, which is a perfect fusion of contemporary design and historic mill architecture. The development is sympathetic to the area's rich industrial heritage, with a design that marries modern luxury with historical features, making this home not just a place to live, but a piece of living history.

The property sits on a generous plot, with a well-maintained garden to the front and rear, offering ample space for outdoor activities and entertaining. The spacious driveway provides parking for multiple vehicles and leads to a large garage that not only accommodates your car comfortably, even a larger SUV, but also provides extra storage space for bikes, tools, or an EV charging station.





Step inside, and you'll be welcomed by a sense of space and light that flows throughout the entire home. The ground floor is designed with modern family living in mind, with a layout that balances open-plan areas with more intimate spaces for relaxation. The heart of the home is undoubtedly the expansive living room, which measures an impressive 23'1" x 11'0". This room is flooded with natural light thanks to its large windows and offers plenty of space for both seating and entertaining. Whether you're hosting a gathering or enjoying a quiet evening in, this room provides the perfect backdrop with its versatile layout and tranquil views. Adjacent to the living room is the equally spacious dining room, measuring 14'1" x 10'10". This room offers a seamless connection to the kitchen, making it ideal for family meals and dinner parties alike. The dining room's generous proportions allow for a large dining table, with room to spare for additional furniture or a cosy reading nook.





FLOWING FUNCTIONAL LIVING SPACES

The kitchen, measuring 18'1" x 8'9", is a chef's dream, equipped with high-end appliances and ample counter space. The layout is both practical and stylish, offering a perfect blend of functionality and design. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen provides all the space and amenities you need. The adjoining utility room adds an extra layer of convenience, providing additional storage and laundry facilities.





VERSATILE BEDROOMS & BATHROOMS

Moving upstairs, the sense of space and light continues. The first floor comprises four full double bedrooms, each offering its own unique appeal. The master bedroom, measuring 15'7" x 15'6", is a true retreat. With its en-suite bathroom, it provides a private sanctuary away from the hustle and bustle of daily life. The en-suite is tastefully designed with modern fixtures and a walk-in shower, offering a spa-like experience in the comfort of your own home. The other three bedrooms are equally spacious, with the second largest measuring 14'6" x 10'0". All the bedrooms are generously proportioned, ensuring that each one could comfortably accommodate a double bed along with additional furniture, making them perfect for children, guests, or even a home office. The family bathroom is conveniently located on the first floor and features a modern suite with a bath, ideal for relaxing after a long day. The layout of the upstairs is practical and family-friendly, with a central landing that provides access to all rooms, ensuring that each space feels connected yet private.





A LOCATION THAT OFFERS THE BEST OF BOTH WORLDS

One of the standout features of Old Mill Court is its location. Set in the heart of Cowpe, the property offers stunning views of the surrounding countryside from every window. The peaceful setting provides a welcome escape from the pressures of city life, yet the home is conveniently located for commuting to Manchester and beyond. The M66 is just a short drive away, providing easy access to the wider motorway network, while Manchester Piccadilly train station and Manchester Airport can both be reached in under 45 minutes. Waterfoot Primary School and Bacup and Rawtenstall Grammar School are also both just a short walk away. For those who love the outdoors, the Pennine Bridleway and the West Pennine Moors are right on your doorstep. Whether you enjoy mountain biking, trail running, horse riding, or simply walking the dog, this location offers endless opportunities to explore and enjoy the natural beauty of the area. The nearby wildlife pond and local park are perfect for family outings, providing a safe and picturesque environment for children to play and explore.



MODERN COMFORTS & THOUGHTFUL DESIGN

This home is not just about beautiful surroundings and spacious interiors – it's also about modern comforts and thoughtful design. The property is highly energy efficient, with underfloor heating throughout the ground floor, controlled by separate temperature zones, and Hive central heating upstairs. This ensures that the home is comfortable and cost-effective to run, even in the colder months. The current owners have also installed a remote camera doorbell for added security and peace of mind, and the house is scheduled for ultrafast broadband, making it ideal for those who work from home. The loft has been boarded out, providing additional storage space that is easily accessible and practical.

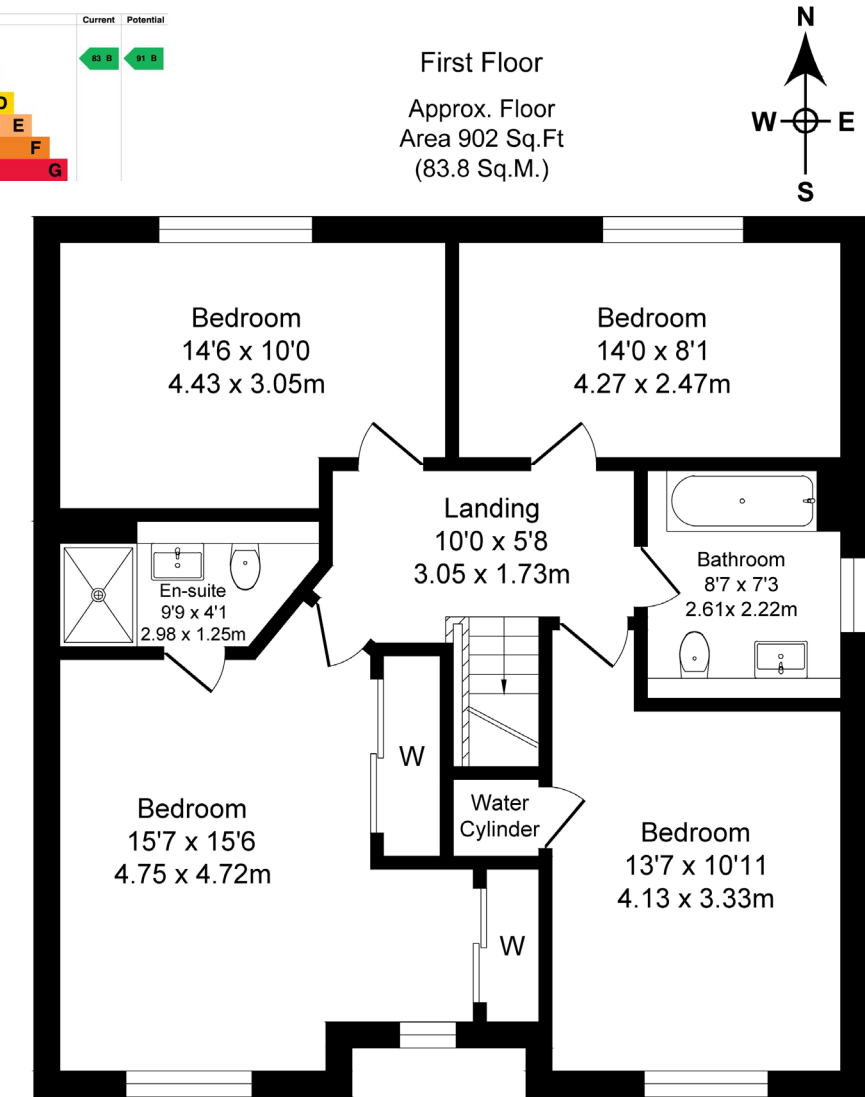
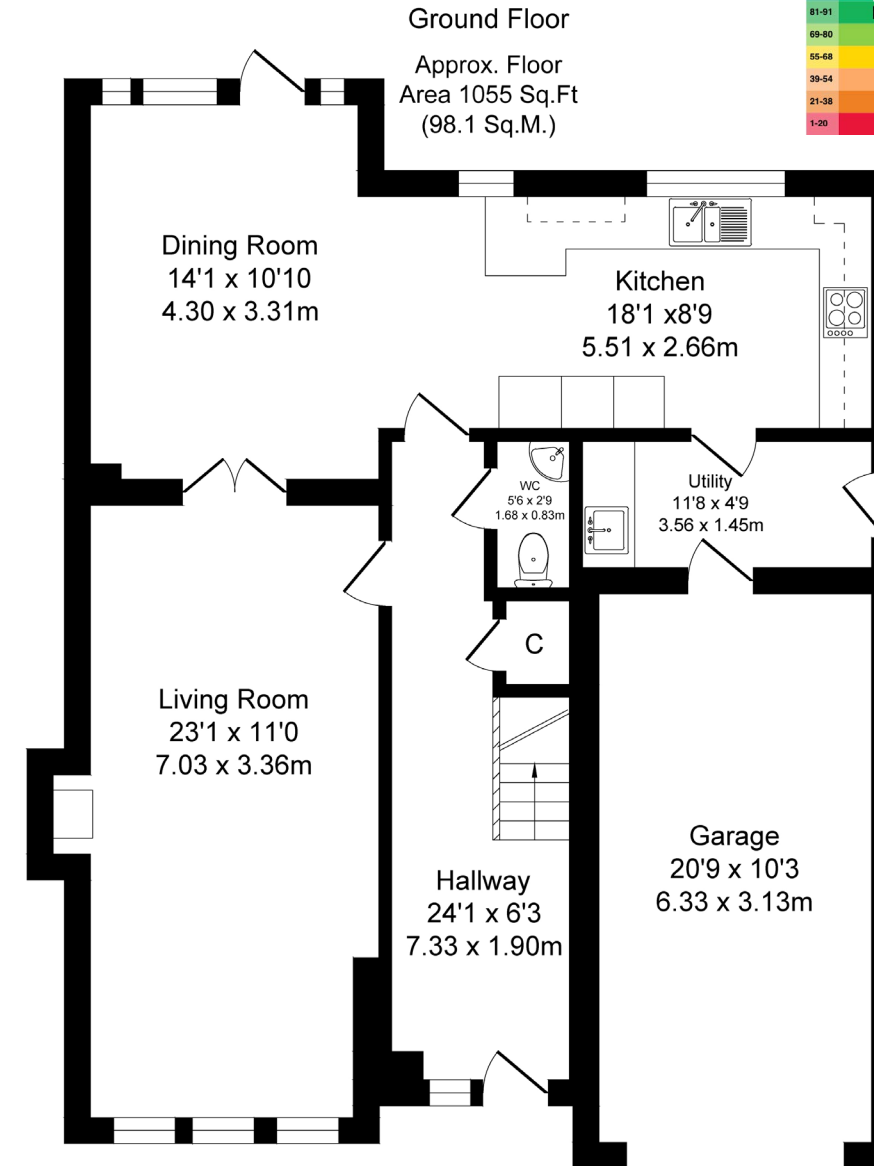
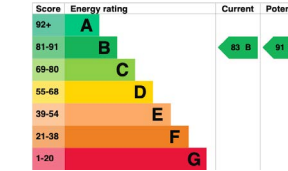


A HOME THAT'S READY FOR THE FUTURE

Old Mill Court is not just a home for today – it's a home for the future. The property's design and layout make it adaptable to the changing needs of a family over time. The generous proportions of all the rooms, the abundance of natural light, and the thoughtful touches throughout the home ensure that it will remain a comfortable and welcoming place to live for many years to come. Whether you're looking for a family home that offers space, comfort, and modern conveniences, or a peaceful retreat that provides easy access to both urban and rural environments, Old Mill Court is the perfect choice. With its stunning location, thoughtful design, and high-quality finish, this home truly offers the best of both worlds.

KEY FEATURES

- Award-winning Kearns Village mill development in tranquil Cowpe
- Impressive 1,957 sq ft, four-bedroom home blending modern and historic charm
- Spacious living areas flooded with natural light and stunning countryside views
- Luxury kitchen with high-end appliances and practical layout
- Expansive master bedroom with en-suite and walk-in shower
- Beautifully landscaped gardens, large driveway and garage
- Energy-efficient underfloor heating and ultrafast broadband ready
- Ideal rural retreat with easy access to Manchester and stunning Pennine trails



Total Approx. Floor Area 1957 Sq.ft. (181.9 Sq.M.)

Surveyed and drawn by Lens Media 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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