



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Stunning Three Bed Penthouse
- Grade II Listed Mill Conversion
- 28' Open Plan Living Space
- En-Suite Dressing Room
- Two Bath/Shower Rooms
- South-Facing Wrap-Around Terrace
- Breath-Taking Panoramic Views

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£285,000





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton





Holden Mill, Blackburn Road, Bolton



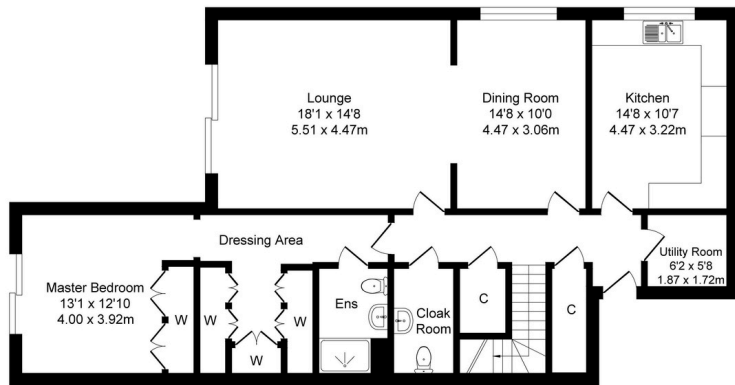


Holden Mill, Blackburn Road, Bolton

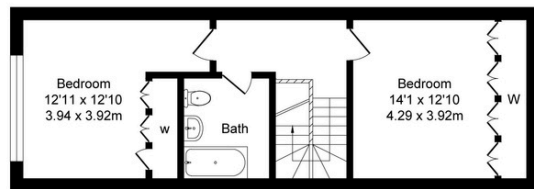


## Total Approx. Floor Area 1677 Sq.ft. (155.8 Sq.M.)

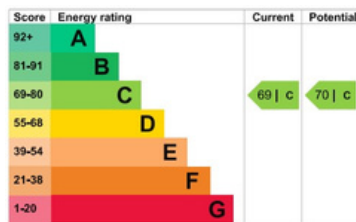
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Ground Floor  
Approx. Floor Area 1197 Sq.Ft (111.2 Sq.M.)



First Floor  
Approx. Floor Area 480 Sq.Ft (44.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Exuding character, style and opulence in equal measure, this simply stunning penthouse apartment is one of only a handful of flagship homes occupying the four corners of this beautiful iconic building. This particular penthouse boasts arguably the most prestigious position within the entire complex, situated on the south-east corner of the building, where one can enjoy the peace, tranquillity and incredible panoramic views over surrounding countryside, the Bolton skyline and as far afield as Manchester from its top floor position and breath-taking wrap-around roof-top terrace, as well as some gorgeous sunrises from the east and all-day sunshine from the south.

We are confident that any potential buyer cannot fail to be impressed by this unique home, whether it be a young professional looking for a swanky pad with easy access to Manchester or perhaps those whose youngsters have flown the nest and are looking to down-size to a more low maintenance home. Whatever the motivation for one's search, this property will not disappoint and must be viewed to appreciate the generous levels of space both internally and externally, affording in excess of a vast 1,675 square feet of accommodation in total – large enough to dwarf many detached homes – including a marvellous 28' open plan living space, three double bedrooms, a dressing room and two bath/shower rooms.

The thoughtful design of the property and, more generally, the development itself, affords a real lifestyle opportunity, forming part of an exclusive complex, the type of which is normally reserved for the fashionable city centre of Manchester. With a rich heritage of cotton weaving, the former mill town of Bolton was once at the forefront of the world's cotton production and this exciting opportunity lies within one such hub - Holden Mill, a stunning Grade II listed former cotton mill, the last of its type to be constructed in the town in 1927, and which has become a landmark building, famed for its iconic domed tower. Acquired by renowned local builders, P.J. Livesey, this centre of industry, once a building designed for function over aesthetics, has been re-modelled into a new purpose for the 21st century, skilfully and sympathetically converted to a range of executive apartments known as 'The Cottonworks', and providing a real lesson in how to blend character and contemporary flair. Offering all the modern appointments one would expect of a modern home, the building has lost none of its character, with exposed brickwork and cast-iron supports providing rustic acknowledgements to the building's industrial past, whilst the stylish communal areas create a feeling more of a boutique hotel than a residential building.

'The Cottonworks' is located on the border of Astley Bridge and Sharples, ensuring there are a host of local shops and amenities close at hand, with its convenient location on an arterial route into the town centre, affording superb public transport links, with the vibrant centre of Bolton accessible in minutes, where one can sample the diverse range of high street stores, bars and eateries. Furthermore, the A666 provides direct access to the motorway network, which will be ideal for those with a commute to consider, ensuring major commercial centres, in particular Manchester, are within easy reach.

One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced sixth floor, where one can access the private living spaces: entering via the large reception hallway, with its spindled staircase to the upper floor and handy two piece cloakroom/WC, and immediately being enveloped by the welcoming ambience and abundance of natural light. Plenty of storage is provided by the built-in cupboards for those everyday essentials, whilst there is a particularly useful off-lying utility room, which affords further practicality. One proceeds into the fabulous open plan main living area, the epitome of modern day living and a wonderfully sociable environment for entertaining even the most populous of gatherings, with guests able to spill out onto the roof terrace via the uPVC double glazed patio doors for an after-dinner cocktail or two. Despite its generous proportions, this inviting space maintains a warm and cosy feel, aided in no small part by the feature fireplace with inset coal-effect, electric fire. Whilst separate, the 14' high specification kitchen with its Karndean flooring still enjoys that open plan feel via the serving hatch, which cleverly incorporates a breakfast bar for more informal dining: being fitted with a range of sleek, high gloss wall and base units in white with contrasting granite work surfaces, and incorporating a host of integrated appliances, including Rangemaster-style cooker with extractor canopy, microwave and dishwasher.

The 13' master bedroom is also located to the lower floor and benefits from its own direct access to the roof terrace, as well as a fabulous dressing room, extensively fitted out with a range of high-gloss wardrobes, as well as a three piece en-suite shower room. A further two double bedrooms are situated to the upper floor, both of which also boast built-in wardrobes, along with the main fully tiled family bathroom, which is fitted with a quality three piece Villeroy & Boch suite in classic white, comprising of WC, pedestal wash hand basin and tiled bath with shower attachment.

Externally, the gated development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens and two allocated secure indoor parking spaces. The innovative and quite unique feature to this development, however, is the provision of private sun terraces for residents, and this property has arguably the most impressive of them all, demonstrating that low maintenance living does not necessarily mean that one is without a space in which to relax with a glass of wine in the sunshine. The vast decked area has been covered by artificial turf and features a number of planters to satisfy those with green fingers, however the opportunity exists here for a new owner to create something very special indeed on this impressive canvas. We would highly recommend an internal inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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