



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Unique Third Floor Apartment
- Vast 33' Open Plan Living Space
- Stylish Fitted Kitchen with Appliances
- Two Double Bedrooms
- En-Suite Shower Room
- Substantial Dual Aspect Sun Terrace
- Two Allocated Indoor Parking Spaces

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

O/O £165,000



Holden Mill, Blackburn Road, Bolton



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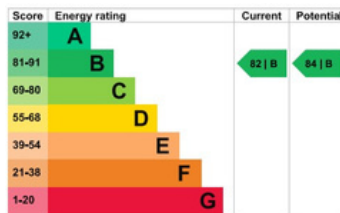
Holden Mill, Blackburn Road, Bolton

Total Approx. Floor Area 1262 Sq.ft. (117.2 Sq.M.)

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Exuding character and style in equal measure, this superb third floor apartment simply must be viewed to appreciate the thoughtful design of the accommodation, but more generally, the development itself, affording a real lifestyle opportunity and forming part of an exclusive complex, the type of which is normally reserved for the fashionable city centre of Manchester. This particular apartment is rather unique, occupying a fabulous position on the south-east corner of the building and being one of the most spacious of its type that we have had the pleasure of marketing. Having originally been intended as a three bed layout, this two bed home was re-configured and extended as part of its initial construction at considerable expense to our client, with its truly impressive proportions dwarfing many family homes, offering in excess of 1,260 square feet in total.

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, skillfully 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, and stylish communal areas which create a feeling more of a boutique hotel than a residential building. Aside from the obvious appeal, what sets these properties apart is the private outdoor spaces, an innovative and unique feature to this development, which affords residents their own private sun terrace, and which can be enjoyed all year round due to its sheltered manner of construction, ensuring 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. Furthermore, given its corner position, this particular apartment boasts a marvellous 32' dual aspect, double terrace, providing potential for a variety of leisure uses, not least a space in which to relax and unwind, for al-fresco dining or perhaps in which to create one's own botanical haven in which to retreat after a stressful day in the office, all the while enjoying delightful views over surrounding countryside, the Bolton skyline and as far afield as Manchester.

'The Cottonworks' is located on the border of Astley Bridge and Sharpley, 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.

The apartment itself simply must be viewed to appreciate the level of space on offer, accentuated by the high ceilings and abundance of natural light throughout. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced third floor, where one can access the private accommodation: entering via the sizeable reception hallway with its feature split-level layout impressing immediately and really emphasising the feeling of endless space. One continues through into the vast 33' main living space, the epitome of modern day living and a wonderfully sociable environment for accommodating even the most populous of gatherings, with guests able to spill out of the uPVC double glazed patio doors onto the decked sun terrace for a cocktail or two. The stylish kitchen is fitted with a range of high gloss wall and base units in grey with contrasting granite work surfaces in white and incorporating a host of integrated appliances, including high-level Neff double electric oven, halogen hob with overhead extractor canopy, microwave, fridge/freezer, wine cooler, dishwasher and washer/dryer.

The two double bedrooms feature a range of built-in wardrobes, with the particularly spacious 24' master bedroom benefitting from a dressing area and a private three piece en-suite shower room, accessed via a short staircase, which provides another quirky feature. The accommodation is completed by the main bathroom, which is fitted with a quality three-piece Villeroy and Boch suite in classic white, comprising of WC, pedestal wash hand basin and tiled bath with overhead shower attachment.

Externally, the gated development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens and secure allocated parking facilities for two vehicles. Available with the benefit of no onward chain, we would highly recommend an early internal inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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