



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Superb Duplex Penthouse Apartment
- Grade II Listed Mill Conversion
- Spacious 22' Open Plan Living Area
- Two Fitted Double Bedrooms
- Two Bath/Shower Rooms
- 15' Sun Terrace with Countryside Views
- Allocated Indoor Parking Facilities

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

O/O £150,000



Holden Mill, Blackburn Road, Bolton



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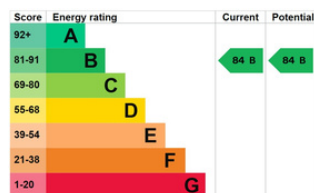
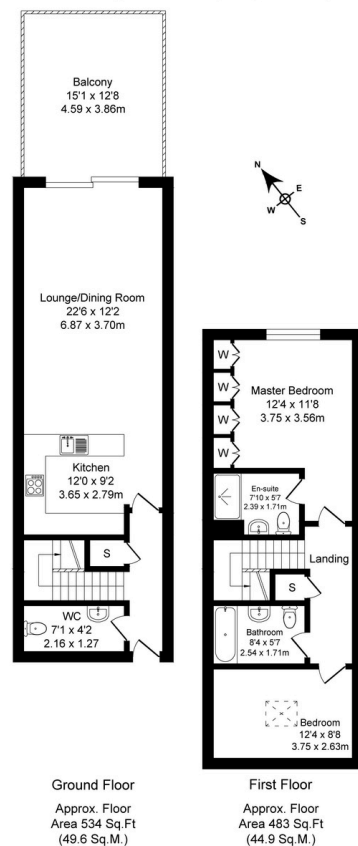
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 1017 Sq.ft. (94.5 Sq.M.)

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Exuding character and style in equal measure, this superb duplex apartment simply must be viewed to appreciate not only the generous levels of space, but also the thoughtful design, both of the property, 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.

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 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, ensuring low maintenance living does not necessarily mean that one is without a space in which to relax and unwind with a glass of wine in the sunshine, to partake in a spot of al-fresco dining or perhaps a botanical haven in which to retreat after a stressful day in the office. This particular apartment is situated to arguably the more desirable rear of the building, providing peace, tranquillity and gorgeous views over surrounding countryside and as far afield as Manchester from its lofty position, as well as affording some stunning sunrises from its Easterly aspect.

'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.

The property has been attractively priced to reflect our motivated client's keenness to achieve a swift sale and we are sure that a new owner will share this enthusiasm and be suitably impressed by the abundance of space and neutral décor on display throughout. 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, which extend to in excess of an impressive 1,015 square feet in total and are thoughtfully arranged over two inviting levels: entering via the reception hallway with its convenient two-piece cloakroom/WC, useful storage cupboard and spindled staircase to the upper floor, before proceeding through into the pleasingly spacious 22' open plan main living area. This wonderfully sociable environment benefits from an abundance of natural light and lends itself perfectly to entertaining, with guests able to spill out onto the 15' sun terrace, with its recently replaced composite decking, for an after-dinner cocktail or two and soak up those fabulous views. The two-tone kitchen is fitted with a range of modern wall and base units with complementary laminated work surfaces, and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with extractor canopy, fridge/freezer, dishwasher and washer/dryer.

On the upper level, the landing will reveal a further storage cupboard, as well as access to the two bright double bedrooms, both of which benefit from built-in wardrobes, with the 12' primary suite enjoying those enviable views, as well as a private three-piece en-suite shower room. The accommodation is completed by the bathroom, which is partially tiled and fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled 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 indoor parking facilities. These penthouses have proven to be consistently popular and we would highly recommend an early internal inspection to avoid disappointment and to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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