

Mill House Pasture Lane, Roughlee, Nelson, BB9 6NR
Price £365,000
Council Tax Band:



From the moment you step into the newly added boot room, you'll notice the attention to detail and the care that has gone into every element of this home's transformation. Original character features have been thoughtfully preserved, while the entire property has been brought fully up to date with cutting-edge energy-efficient technologies and contemporary comforts.

Key Features Include:

- EPC Rating B – enjoy low running costs and a minimal environmental footprint
- Hetas-certified Capita multi-fuel stove and newly lined, refurbished fireplaces ready for cozy evenings
- MCS certified air source heat pump & solar panels – sustainable energy without compromise
- Continuous mechanical extractor ventilation allows the house to breathe while maintaining efficiency
- Fully damp-proofed and insulated (SWIP solid wall insulation & ECO roll loft insulation)
- New roof timbers with original stone slates, restored chimney stacks, and new guttering
- Rewired throughout with new consumer unit (PCB), brand new pipework, and modern radiators
- Double glazed feature windows keep the cottage bright, peaceful, and warm
- New flooring throughout, including plush carpets and stylish wood finishes
- Bespoke new kitchen with integrated modern appliances
- Newly fitted bathroom with quality fixtures and fittings
- Private en suite off the master bedroom with invigorating power shower
- Additional downstairs WC/cloakroom off a practical utility room





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