



24 The Old Cotton Mill, Primrose Road
Clitheroe

Price £199,995

Part of the first phase of a unique collection of seven luxurious townhouses in a quadrangle arrangement connected by a first floor level gantry. This ground-breaking development sympathetically repurposed an historical mill building creating an exciting new way of living. Lying adjacent to the Primrose Lodge Greenway Nature Project, the town's shops, bars and amenities are a pleasant walk away. Spacious and contemporary, the accommodation is arranged over two floors and comprises: a generous hall, two-piece cloakroom, open plan lounge/kitchen/diner, master bedroom, office/occasional bedroom, three-piece bathroom. Designated private covered parking beneath the property and a communal inner courtyard. (770 sq ft/71.5 sq m approx/EPC: D).

Superbly presented. Viewing is strongly recommended.



24 The Old Cotton Mill, Primrose Road, Clitheroe

Directions

When travelling from our office proceed to the end of York Street. At the roundabout turn right into Waterloo Road. Continue past Tesco Supermarket and into Whalley Road. Proceed to the edge of town along Whalley Road, before turning right into Primrose Road, shortly after Beverley Drive. The Old Cotton Mill can be found on the left-hand side, adjacent to the Lodge and Weir. To many Clitheroe residents this building will be remembered as the Lodematic building.

Services

Mains supplies of electricity, water and drainage. Heatstore thermostatic programmable electric wall radiators; hot water from an Ideal Instinct pressured hot water cylinder located in the open garage beneath. Council tax payable to RVBC Band B. Leasehold tenure. 999 years from 1/5/2021. Ground rent £175.00 per annum; increasing in-line with RPI after fifteen years. Service charge per calendar month of £100 to include external cleaning, gardening and repair of communal areas, window cleaning plus a comprehensive buildings insurance policy. Scheme Warranty for Building Defects: 10 year policy covered by Build-Zone.

Location

The Old Cotton Mill is pleasantly situated on the southern fringe of Clitheroe affording convenient access to the A59 for the commuter, with local shops, schools, amenities easily accessible on foot also.

Additional Features

The property has factory painted timber double glazed windows and external door, brushed stainless steel light switch and plug socket covers. Fitted floor coverings, brushed stainless steel downlight bezzels with LED downlighters and LED strip lighting in the kitchen. Tiling in the bathroom and cloakroom. Built-in/integrated appliances in the kitchen.

Accommodation

From the internal courtyard a steel staircase gently ascends to a glass balustraded gantry which connects all the properties in a quadrangle arrangement, the entrance doors enjoying the protection of a continuous roof canopy. A wide tall door with obscure glass opens to a generous hall creating an immediate welcome for any visitors. There is plenty of space for coats and shoe storage, console table too. A balustraded staircase rises to the upper floor and there is a two-piece cloakroom with a Villeroy & Boch semi-pedestal basin and a Hansgrohe monobloc mixer tap, low suite wc. The open plan living space is highly contemporary and will suit modern lifestyles; combining lounge, kitchen and dining areas perfectly. Sleek handleless doors give the fitted kitchen cabinetry an uncluttered look, a theme continued with the Silestone counters and upstands. There is a dining bar for three stools and an under-counter sink with a swan neck mixer tap and fluted drainer. The quality cooking appliances consist of an electric fan assisted oven with a Neff induction hob beneath a stainless steel and glass extractor. The integrated appliances comprise fridge/freezer, washer/dryer and a slimline dishwasher.

As with the hall, you'll appreciate the spacious feel of the landing, light streaming in through a Velux window. The sumptuous bedroom offers a luxurious amount of space and there is a king sized bed base. The vaulted ceiling incorporates twin Velux windows with black-out blinds and there are bed-side light points and a TV aerial socket. The large office offers a multitude of use options and is large enough to be used as an occasional bedroom. The ceiling is vaulted with a Velux window/black-out blind. In the bulk-head cupboard you'll find an electric supply. Again featuring Villeroy & Boch quality fittings, the bathroom comprises a cubicle with an Aqualisa thermostatic shower with both rainfall head and hand-held hose, a semi-pedestal washbasin with a Hansgrohe mixer tap and a low suite wc. Tiling to floor and shower area plus an illuminated mirror.

Outside

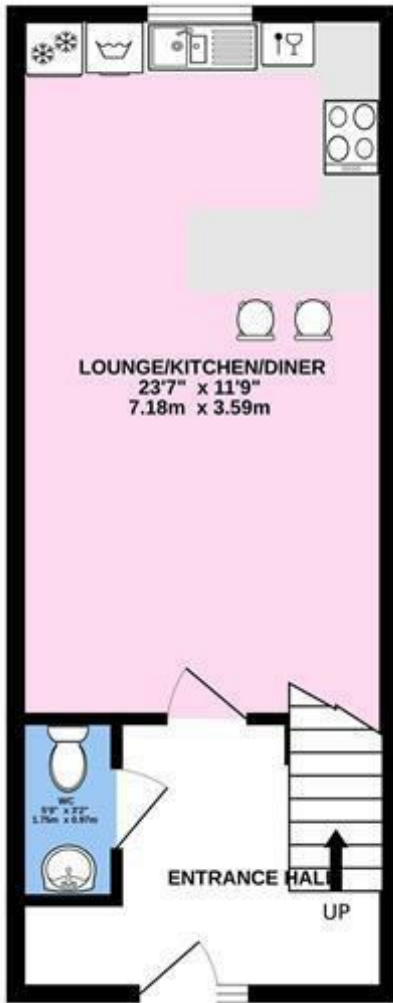
The property looks onto a quadrangle courtyard with a connecting gantry at first floor level. The courtyard is for the communal benefit of residents and provides an inviting outdoor space. Beneath the apartment is a private parking space for one vehicle in an open garage format. With the restoration of the Mill Lodge to encourage a wild life habitat, this is a very desirable place to live.

Viewing is strongly recommended.

Viewing

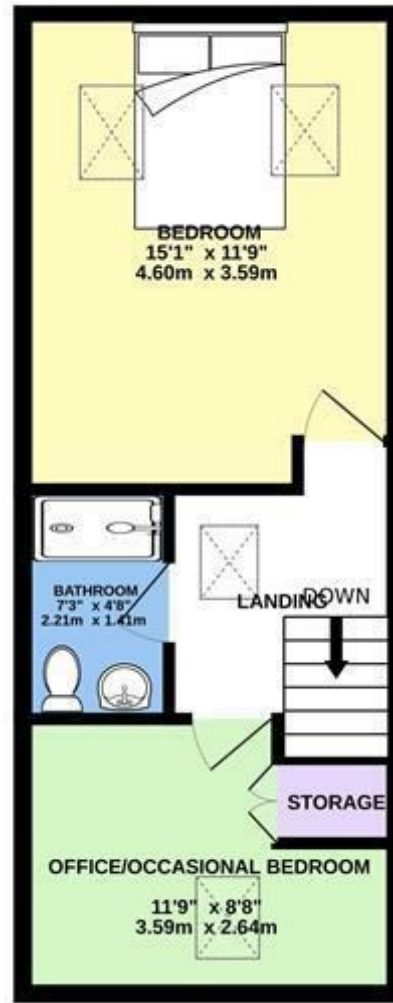
Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

FIRST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



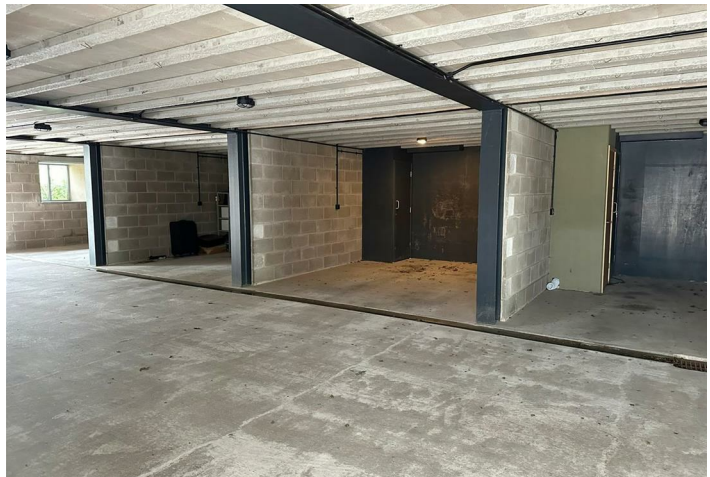
GROUND FLOOR

2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 770sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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