







6 COLNE

BARKISLAND MILL | HX4 0HQ

Barkisland Mill is an award-winning mill conversion offering characterful accommodation in a rural lakeside setting.

This ground floor duplex apartment incorporates original architectural features include exposed brick work and exposed timber beamed ceilings. The well-presented accommodation includes an open plan living room / kitchen, two double bedrooms, bathroom and shower room.

There is ample off-road parking at the mill plus communal facilities including a swimming pool, gym, woodland walks and lake with fishing rights.

The apartment is offered for sale with **NO UPWARD CHAIN.**



GROUND FLOOR

Entrance Hall
Living Room / Kitchen

LOWER GROUND FLOOR

Master Bedroom
Dressing Area
En-suite Bathroom
Bedroom 2
Shower Room

COUNCIL TAX

E

EPC RATING

E

INTERIOR

The property is entered from the communal hallway into an entrance vestibule with large storage cupboard. The open plan Living Room / Kitchen has windows to two aspects including French doors opening onto a large stone-flagged patio. The Kitchen area is fitted with a range of cream units with wood block effect laminate worktops and tiled splashbacks with a circular breakfast bar. Equipment includes a stainless steel 1½ bowl sink, integrated electric oven with four-ring electric hob and filter canopy over. Further integrated appliances include a fridge, freezer and dishwasher.

There are two double bedrooms located on the lower ground floor. Bedroom 1 benefits from a dressing area with two double wardrobes and an en-suite bathroom housing a bath with shower attachment, concealed cistern WC and wash basin inset into a tiled counter top. Bedroom 2 has built-in double and single wardrobes.

The lower ground floor accommodation is completed with a 3-piece shower room and a utility cupboard housing the hot water tank and with plumbing for a washer.

EXTERNAL

6 Colne benefits from a private patio with steps to lake accessed from the apartment. Barkisland Mill provides superb leisure facilities including a fully equipped gym, swimming pool with steam room and fishing rights on the lake. The surrounding 8 acres of grounds include delightful woodland walks and magnificent views. There is generous car-parking, lift access, and an onsite caretaker.

LOCATION

The charming village of Barkisland is within walking distance, with a village store and post office, pub, cricket club, church and school. The nearby villages of Ripponden and West Vale boast extensive facilities including a dentist, health centres and a wide choice of shops, pubs and restaurants.

The M62 (J22 and J24) is within 10 minutes' drive and there is a mainline railway station at Sowerby Bridge, only 10 minutes away.

SERVICES

Electric heating with electric storage heaters. Door entry intercom system.

TENURE & SERVICE CHARGE

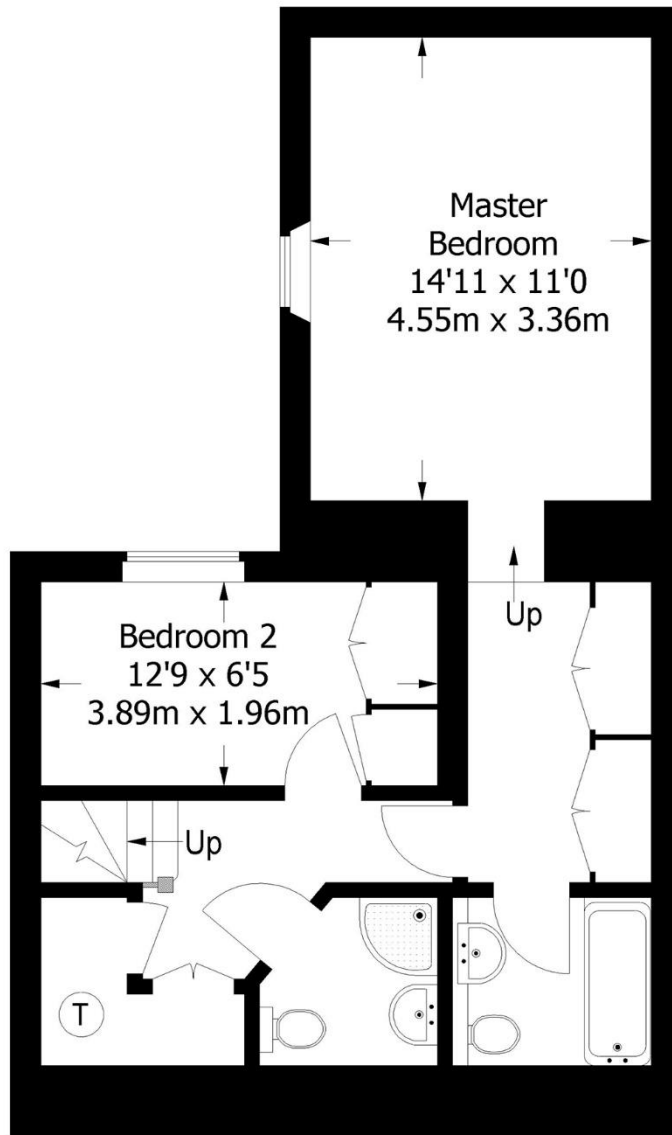
Leasehold with the residue of 999 years dating from 1 January 2000.

Maintenance fees £2909.89 per annum. Ground Rent £100 per annum.

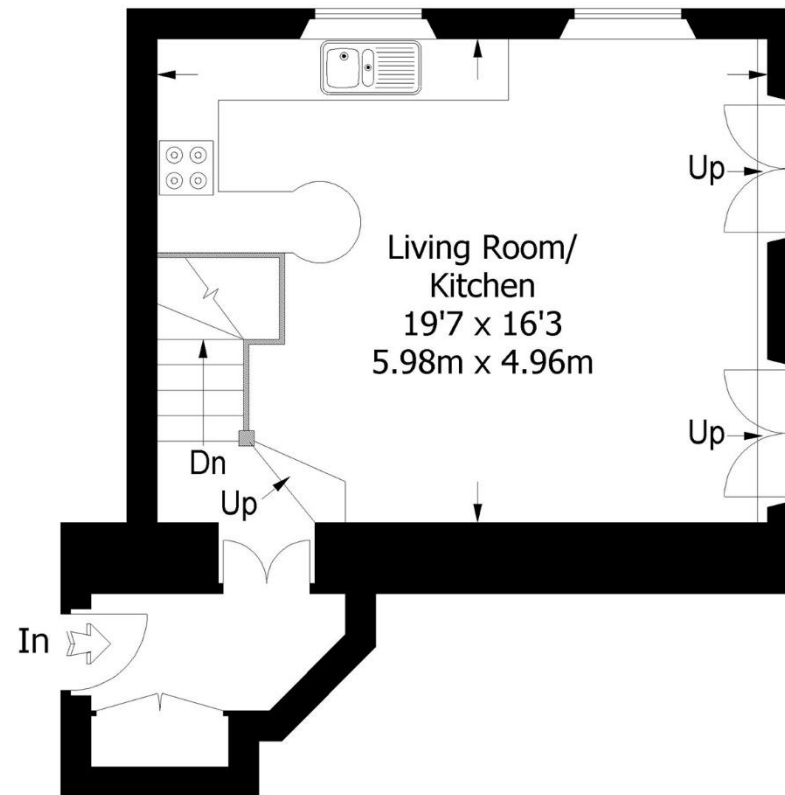
DIRECTIONS

From Ripponden take Elland Road uphill and after passing the Fleece Inn, bear right into Barkisland. Proceed ahead at two junctions, passing the village shop/post office on the right into Stainland Road. Continue through the village and down the hill, passing the Griffin Pub and Barkisland Mill is at the bottom of the hill on the right hand side. Colne Tower is the first entrance on the left hand side.

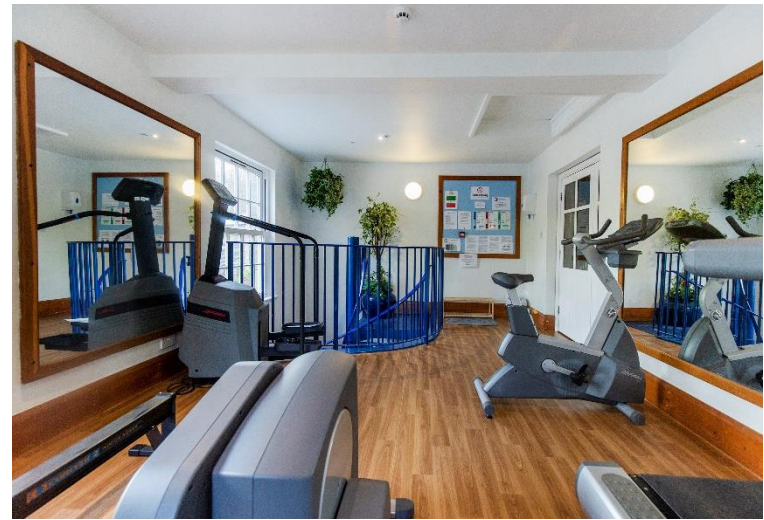
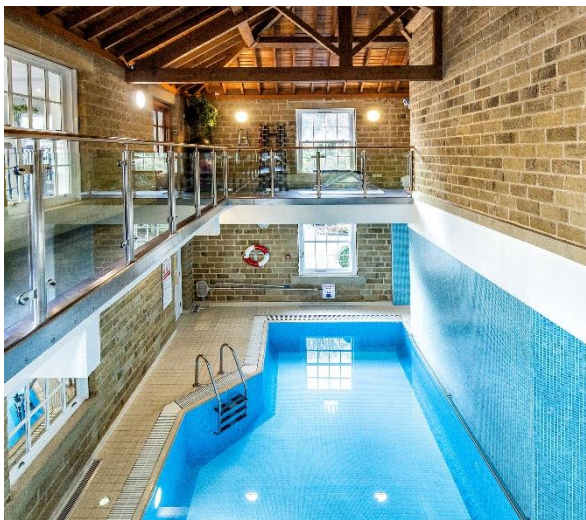




Lower Ground Floor



Ground Floor



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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.