







25 CALDER, BARKISLAND MILL

BARKISLAND | HX4 0HG

One of the most luxuriously appointed duplex apartments in this award-winning mill complex, definitely has the WOW factor, having been remodeled by an award-winning interior designer!

This stylish penthouse apartment offers more than 1600 sq.ft. of accommodation arranged over two floors. The stunning original architectural features of the mill are evident throughout, including exposed stonework, timber beamed ceilings and roof trusses all sympathetically combined with state-of-the-art fixtures, fittings, décor and lighting.

The Mill is surrounded by beautiful countryside and stands in 8 acres of grounds which include a large lake with resident's fishing rights and woodland footpaths.

PLEASE NOTE: NO PETS ALLOWED IN THIS COMPLEX



LOWER FLOOR

Entrance Hall
Living Room
Kitchen Area
Bedroom 1
Shower Room
Bedroom 2 Study Area

UPPER FLOOR

Bathroom
Dressing Room
Bedroom 2
Mezzanine Bedroom

COUNCIL TAX

E

EPC RATING

E

INTERNAL NOTES

The spacious open plan living room, with defined seating and dining areas, has French doors leading out on to the balcony which enjoys stunning lake and countryside views. A staircase accesses the mezzanine level and there is a useful understairs utility cupboard with plumbing for a washing machine.

The kitchen area houses sleek gloss units with NEW doors, Silestone worktops with an undermounted sink and integrated appliances include a Gaggenau electric eye level oven, five-ring induction hob, dishwasher, fridge, freezer and wine cooler.

The stunning master suite comprises a generously proportioned double bedroom with two full height windows and twin staircases rising to the dressing room and bathroom. The bathroom houses a luxurious four-piece suite comprising double-ended jacuzzi bath, large shower cubicle, WC and wash basin housed in a vanity unit, and features under-floor heating and a hidden mirror smart TV. The opulent dressing room is fitted with a range of wardrobes and drawers.

Bedroom 2 is located on the upper floor benefiting from fitted wardrobes and a Velux roof light.

The accommodation is completed with a mezzanine bedroom, a study/playroom and a three-piece shower room comprising shower cubicle, WC and wash basin housed in a vanity unit located on the lower floor.

SERVICES & ADDITIONAL FEATURES

The property benefits from mains electric, sewerage and water. There is electric heating with modern radiators. Control4 lighting and entertainment system is fitted throughout. Surround sound for TV area.

THERE IS AN OPTION TO PURCHASE BESPOKE FURNITURE AND FITTINGS

EXTERIOR AND COMMUNAL FACILITIES

Barkisland Mill provides superb leisure facilities including a recently refurbished gym and swimming pool with steam room and fishing rights on the lake. There is generous car-parking, lift access and on-site caretaker. All the communal areas have recently undergone a full refurbishment.

LOCATION

The delightful village of Barkisland is within walking distance, with a village store and post office, farm shop, pub, thriving cricket club, church and school. Neighbouring villages of Ripponden and West Vale boast extensive facilities including a dentist, health centre and a selection of shops, pubs and restaurants. The M62 (J22 & J24) is within 10 minutes' drive and there is a mainline station at Sowerby Bridge, only 10 minutes away.

TENURE & FEES

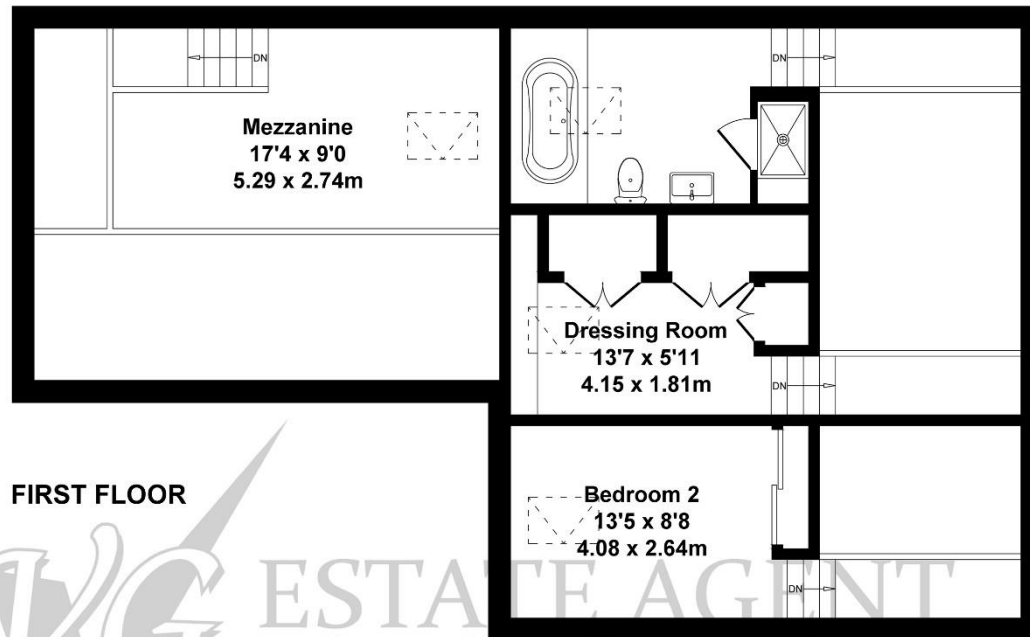
Leasehold with remainder of 999-year lease from January 2000. Maintenance fees £3610.25pa plus an additional £1000 one off charge for 2025. Fees are paid monthly. Ground Rent £100 pa.

DIRECTIONS

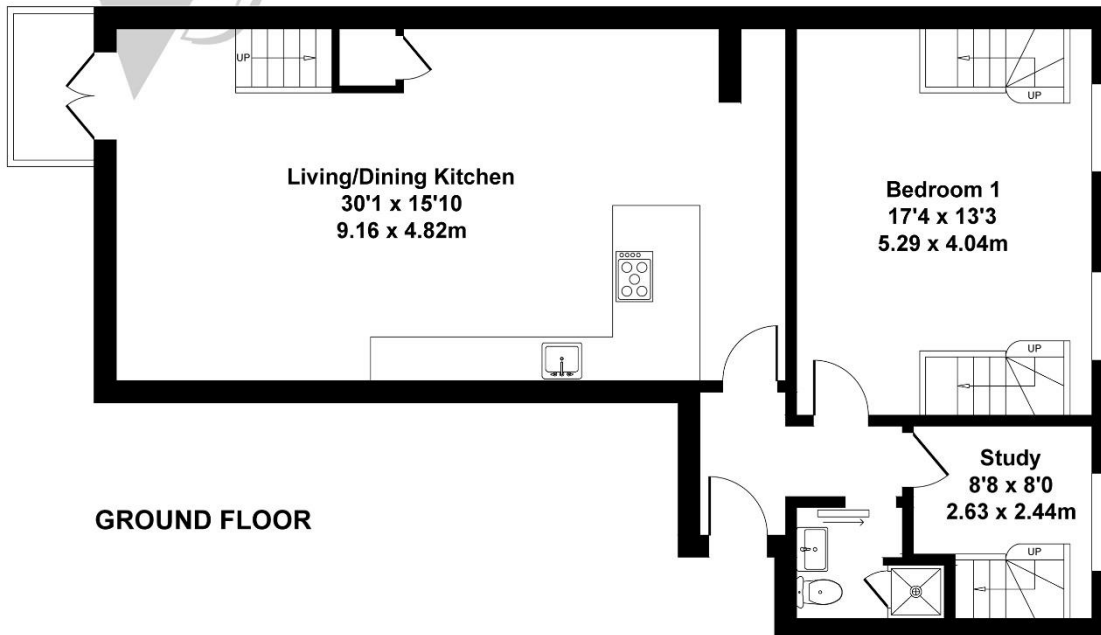
From Ripponden take the Elland Road uphill, on passing the Fleece Inn bear right to Barkisland. Proceed over two junctions, passing the village shop / post office on the right into Stainland Road. Continue through the village and downhill. Barkisland Mill is on the right-hand side just after the junction with Branch Road. Access to 25 Calder is via the central tower.



Approximate Gross Internal Area
1377 sq ft - 128 sq m



FIRST FLOOR



GROUND FLOOR





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MONEY LAUNDERING REGULATIONS

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.