



1 Floats Mill, Trawden

Colne



£290,000



# 1 Floats Mill

Trawden, Colne

Spacious Four-Bedroom Townhouse with Stunning Countryside Views in Trawden Village. Situated on a quiet cul-de-sac in the highly desirable village of Trawden, directly opposite the bowling club and surrounded by beautiful countryside walks, this spacious four-bedroom townhouse offers versatile accommodation ideal for a growing family.

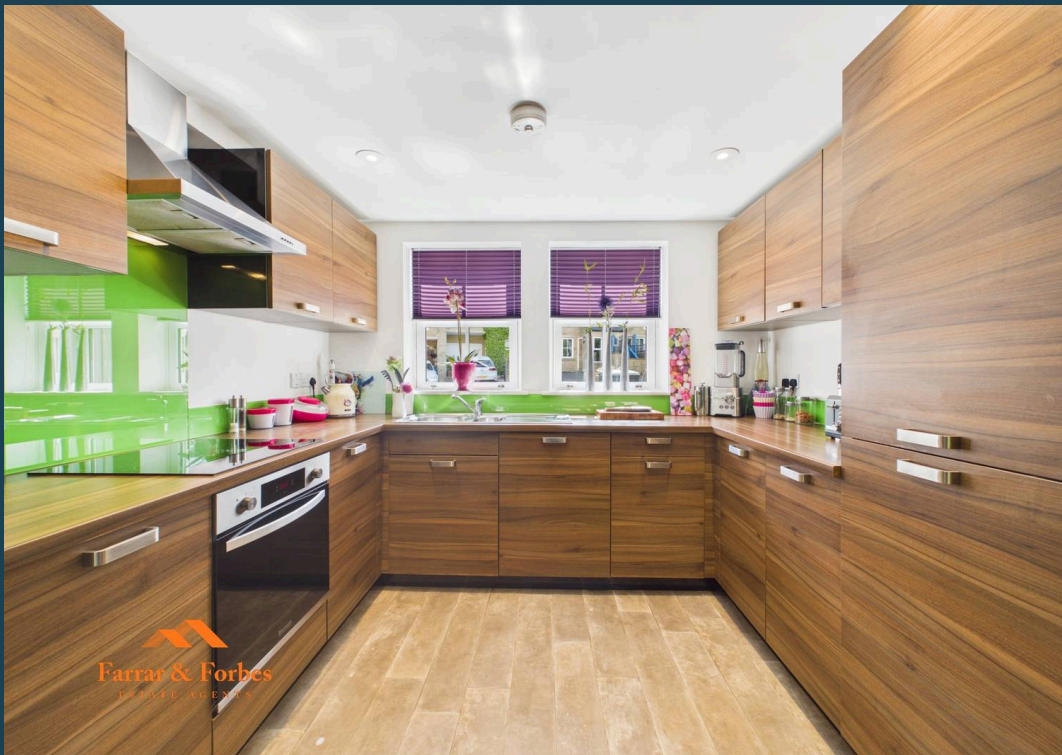
To the front of the property is a generous driveway providing ample off-road parking, alongside a garden area. Upon entering, the welcoming hallway provides access to a convenient ground-floor WC with hand wash basin, a useful storage cupboard, and the impressive open-plan living space.

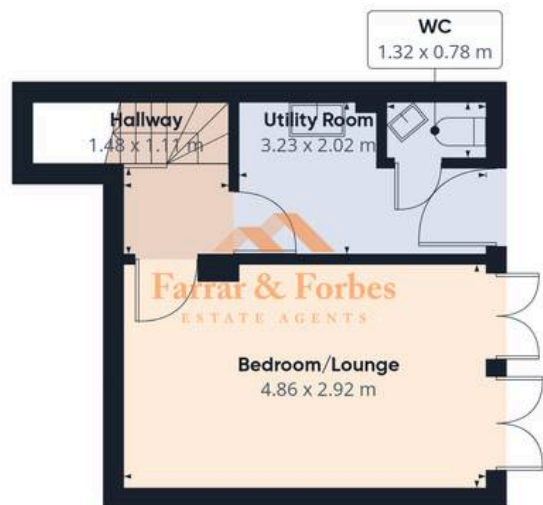
The living room and kitchen are arranged in an attractive L-shaped layout, with patio doors opening onto two Juliet balconies that take full advantage of the stunning countryside views. The contemporary U-shaped kitchen features a range of matching wall, base and drawer units, contrasting work surfaces, and integrated appliances including an oven, electric hob, dishwasher, and fridge/freezer. There is also ample space for a family dining table.

The lower ground floor offers excellent flexibility, featuring a utility room with plumbing for a washing machine, space for a tumble dryer, and housing the combination boiler. There is also another WC and hand wash basin by the rear door. There is also a fourth bedroom on this level, currently utilised as a fitness room, although it could equally serve as a second lounge, home office, or guest bedroom. Patio doors lead directly onto the low-maintenance flagged garden, providing a peaceful outdoor space with views towards the surrounding hills and bowling club. A timber shed offers additional storage.

On the first floor are three further bedrooms. The principal bedroom benefits from an en-suite shower room comprising a low-level WC, pedestal wash basin, and quadrant shower enclosure. The remaining two bedrooms are generously sized singles and are currently used as home offices. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a low-level WC, pedestal wash basin, and panelled bath with overhead shower. The landing has two additional storage cupboards, and the loft is fully boarded and has lighting providing excellent storage. The property has sash windows throughout, in-keeping the ascetic of the village and countryside surroundings

Trawden is a highly sought-after village renowned for its strong sense of community and excellent local amenities, including a village shop, library, community centre, and popular pub/restaurant. The village hosts a variety of annual events such as the Scarecrow Trail and Garden Festival, while local sports clubs, including Trawden FC, further contribute to its





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
107.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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