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## 2 COLNE

BARKISLAND MILL | HX4 0HQ

This is a thoughtfully presented two-bedroom apartment located within the award-winning Barkisland Mill. Set amongst eight acres of shared grounds, the property offers a quiet, rural lifestyle characterised by woodland walks and a private lake, while retaining the striking industrial heritage of the original building.

The current owners have balanced the mill's character—exposed brickwork and original timber beams—with a refined interior featuring William Morris wallcoverings and bespoke wood panelling. Practical improvements include new electric heating and UPVC windows, while the addition of a private, south-facing garden provides space for outdoor eating and direct access to the mill pond.



Life at the Mill includes access to an on-site swimming pool and gym, with the convenience of a resident caretaker. It is a home that feels equally suited to professionals wanting a peaceful commute, or those looking to downsize into a high-quality home with immediate access to the Yorkshire countryside.

**GROUND FLOOR**  
Entrance Hall  
Open Plan Living Room  
Bedroom 1  
Ensuite Bathroom  
Bedroom 2  
Shower Room  
Laundry Cupboard

**EPC RATING**  
E  
**COUNCIL TAX BAND**  
D

## INTERNAL

The apartment is accessed via a hallway that immediately introduces the home's sense of character, featuring a deep laundry cupboards that provide practical storage for coats and utilities. Moving into the main living area, the heart of the home is the open-plan living and dining kitchen. It is a cosy space where the original timber beams and brickwork is exposed is softened by elegant William Morris paper and deep-toned wall panelling. The kitchen is well equipped with light cabinetry and integrated appliances, designed to be social and functional. double doors lead into the garden ensure the room is bright, especially during the afternoon sun.

The principal bedroom is a quiet, comfortable space that continues the design themes of the living area, complete with fitted storage and a modern en-suite. The second bedroom benefits again from wardrobe storage and the main shower room have been finished with contemporary fixtures and clean, refined styling.

## EXTERNAL

A standout feature of this particular apartment is the private, south-facing garden. Positioned directly off the living room and extending across the bedroom windows, it offers a sheltered spot for outdoor dining or gardening without the maintenance of a larger plot. Beyond the private garden, the wider estate comprises eight acres of grounds. These include a large lake with fishing rights for residents and various paths through the woodland. There is ample parking for both residents and visitors, and the communal areas—including the leisure suite with its pool and gym—are well-maintained by the on-site 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 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 railway station at Sowerby Bridge, only 10 minutes away.

## SERVICES

The property benefits from mains electric, sewerage and water. Heating provided by smart electric radiators. The windows were replaced in 2023 with Grade A double glazed units.

## TENURE & FEES

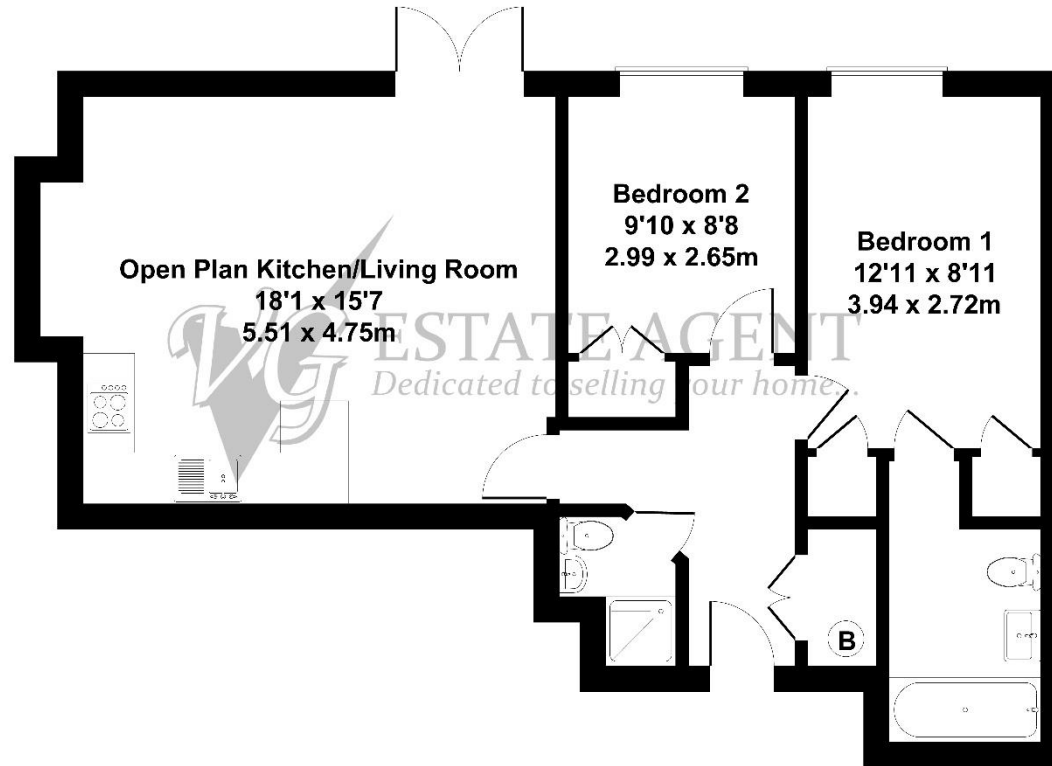
Leasehold. Residue of 999 years from 1 January 2000. Maintenance fees are £2877.75 per annum. Ground Rent £100 per annum. All fees for 2026 are to be paid in full by the current owners.

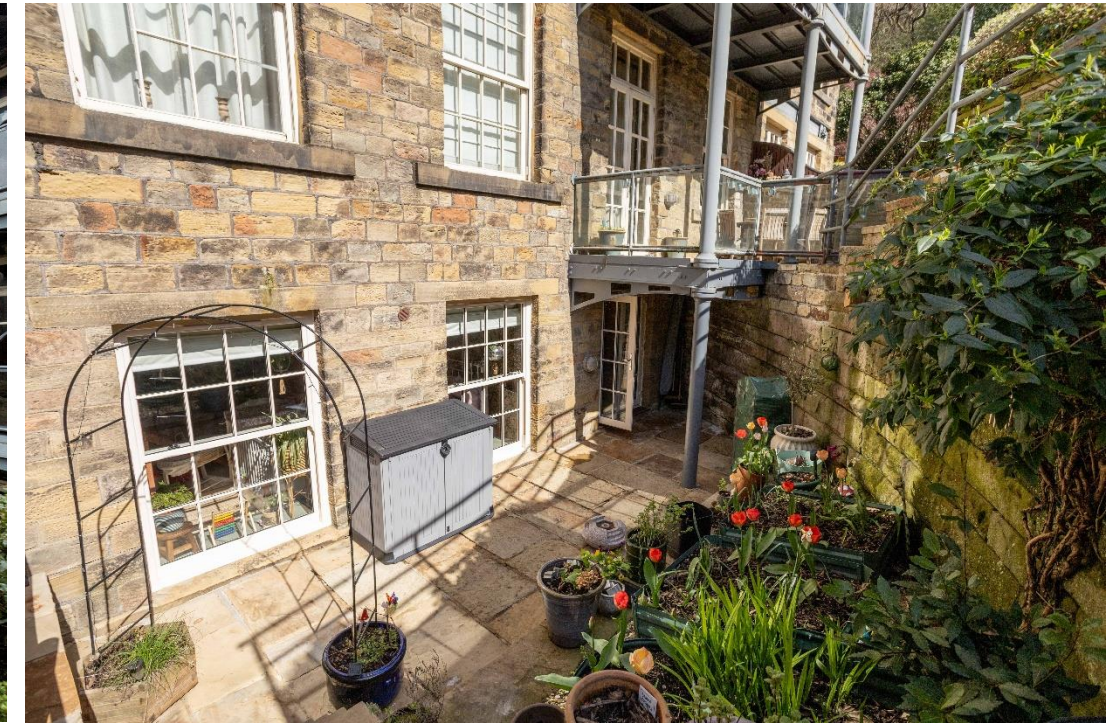
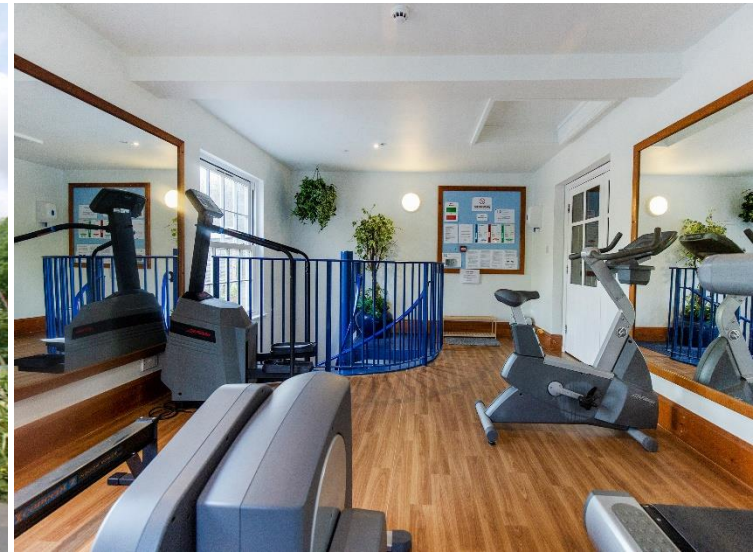
## DIRECTIONS

From Ripponden take the Elland Road uphill and 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 down the hill and Barkisland Mill is on the right-hand side just after the junction with Branch Road. The entrance to Colne is via the left of the three towers.



Approximate Gross Internal Area  
710 sq ft - 66 sq m





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