







14 COLNE, BARKISLAND MILL

BARKISLAND | HX4 0HQ

Barkisland Mill is a beautiful historic mill, located in a lakeside setting, that has been sympathetically converted to provide characterful accommodation.

This second-floor apartment features original timber beams, exposed stone and brick walls with tall sash windows flooding the rooms with light. The accommodation briefly includes a living room, fitted kitchen, two double bedrooms and a bathroom.

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

The apartment is offered for sale with NO UPWARD CHAIN.



ACCOMMODATION

Entrance Hall
Living Room
Kitchen
Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

D

EPC RATING

D

INTERNAL

This well presented first floor apartment is entered from the communal hallway into the entrance hall which has a useful storage cupboard.

The dual aspect living room is flooded with light from the tall windows and enjoys fabulous woodland and valley views; there is plentiful room for separate seating and dining areas.

The kitchen is fitted with a range of shaker style units with complementary worktops and equipped with appliances which include an electric oven with four-ring ceramic hob and filter canopy over, integrated fridge, freezer, washer-dryer and slimline dishwasher.

There are two double bedrooms, each with built-in wardrobes, complemented by a three-piece bathroom housing a bath with mixer tap shower, WC and wash basin.

EXTERIOR & COMMUNAL FACILITIES

Barkisland Mill provides superb leisure facilities including a fully equipped gym, swimming pool with steam room and fishing rights on the lake. The surrounding eight acres of grounds include delightful woodland walks and magnificent views. There is generous car-parking and 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 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 are mainline railway stations at Sowerby Bridge and Littleborough.

SERVICES

Mains electric, water and drainage. Heating provided by storage heaters.

TENURE & FEES

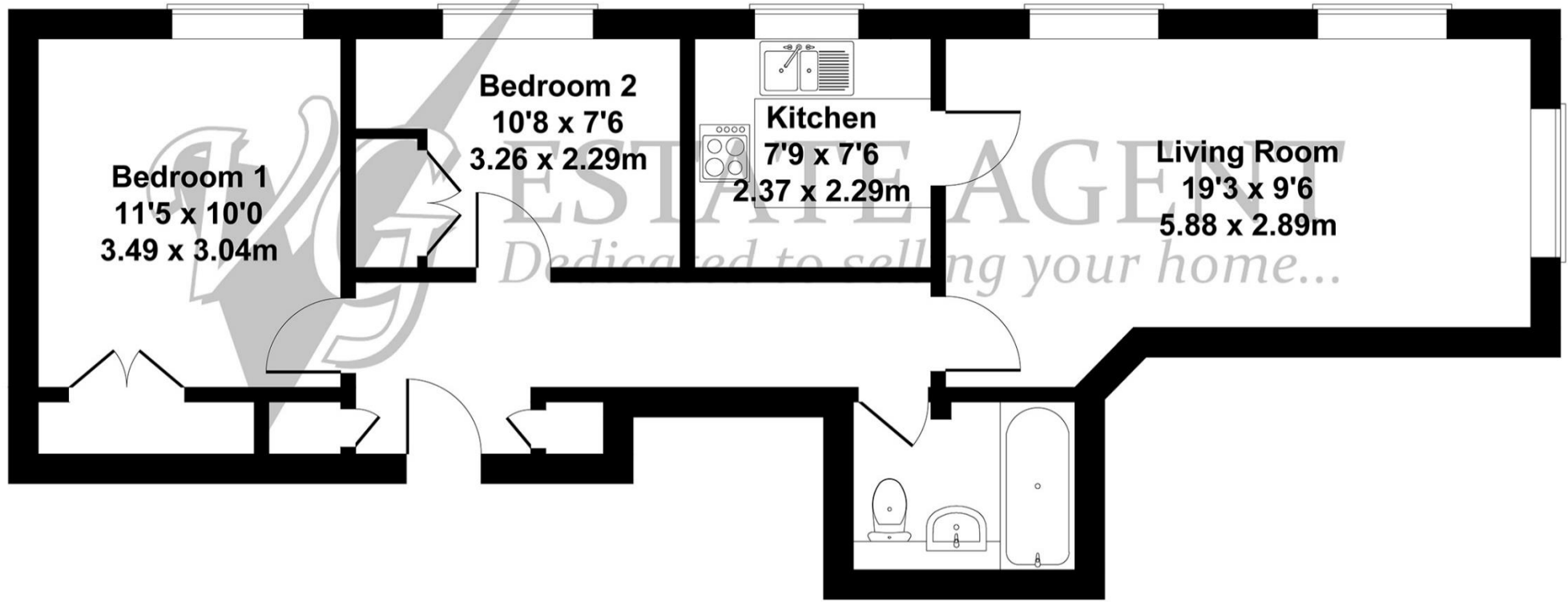
Leasehold. Residue of 999 years from 1 January 2000. Maintenance fees are £2791.71 per annum. Ground Rent £100 per annum.

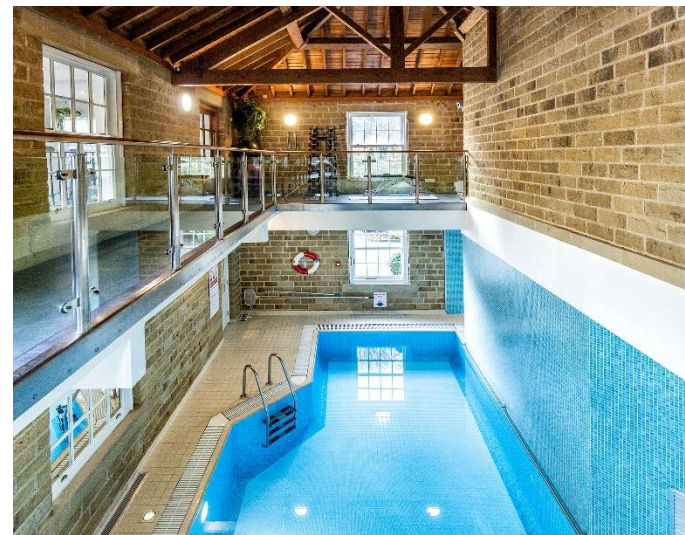
DIRECTIONS

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 first of the three towers.



Approximate Gross Internal Area
624 sq ft - 58 sq m





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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.