



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Larger-Style Penthouse Apartment
- Grade II Listed Mill Conversion
- 35' Open Plan Main Living Space
- Fitted Kitchen with Built-In Appliances
- Two Double Bedrooms Plus Study
- 15' Sun Terrace with Fabulous Views
- Available with No Onward Chain

HOLDEN MILL,
BLACKBURN ROAD,
BOLTON

£195,000



Holden Mill, Blackburn Road, Bolton



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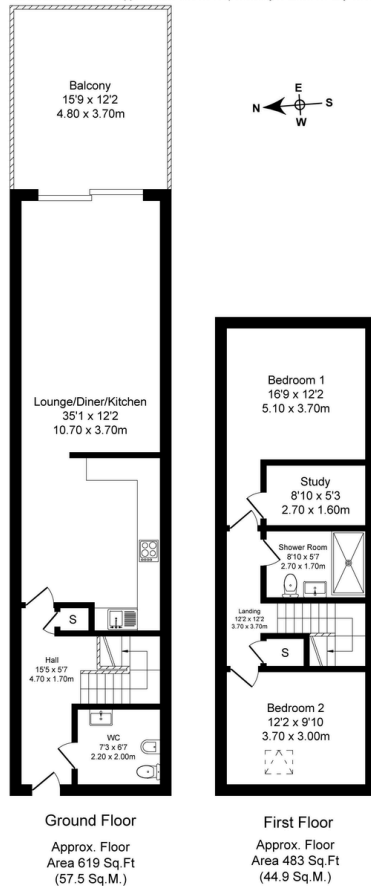
Holden Mill, Blackburn Road, Bolton



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Total Approx. Floor Area 1102 Sq.ft. (102.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Exuding character and style in equal measure, this superb duplex penthouse, being one of only a handful of larger-style homes within this consistently popular building. The property simply must be viewed to appreciate not only its generous levels of space, but also the thoughtful design, both of the residence, but more generally, the development itself, affording a real lifestyle opportunity and forming part of an exclusive complex, the type of which is normally reserved for the fashionable city centre of Manchester.

With a rich heritage of cotton weaving, the former mill town of Bolton was once at the forefront of the world's cotton production and this exciting opportunity lies within one such hub - Holden Mill, a stunning Grade II listed former cotton mill, the last of its type to be constructed in the town in 1927, and which has become a landmark building, famed for its iconic domed tower. Acquired by renowned local builders, P.J. Livesey, this centre of industry, once a building designed for function over aesthetics, has been re-modelled into a new purpose for the 21st century, skilfully and sympathetically converted to a range of executive apartments known as 'The Cottonworks', and providing a real lesson in how to blend character and contemporary flair.

Offering all the appointments one would expect of a modern home, the building has lost none of its character, with exposed brickwork and cast-iron supports providing rustic acknowledgements to the building's industrial past, and stylish communal areas which create a feeling more of a boutique hotel than a residential building. Aside from the obvious appeal, what sets these properties apart is the private outdoor spaces, an innovative and unique feature to this development, which affords residents their own private sun terrace, ensuring low maintenance living does not necessarily mean that one is without a space in which to relax with a glass of wine in the sunshine, to partake in a spot of al-fresco dining or perhaps a botanical haven in which to retreat after a stressful day in the office. This particular apartment is situated to arguably the more desirable rear of the building, providing peace, tranquillity and gorgeous views over surrounding countryside and as far afield as Manchester from its lofty position, as well as affording some stunning sunrises from its Easterly aspect.

'The Cottonworks' is located on the border of Astley Bridge and Sharpley, ensuring there are a host of local shops and amenities close at hand, with its convenient location on an arterial route into the town centre, affording superb public transport links, with the vibrant centre of Bolton accessible in minutes, where one can sample the diverse range of high street stores, bars and eateries. Furthermore, the A666 provides direct access to the motorway network, which will be ideal for those with a commute to consider, ensuring major commercial centres, in particular Manchester, are within easy reach.

Having been a much-loved and cared for home, the property has been under the same ownership since its construction, with our clients having carefully selected their fixtures and fittings, as well as having made significant changes to the original specification. The apartment is an absolute delight and cannot fail to impress, presented to a lovely standard and presenting an ideal opportunity for those looking for an easy move into a home in which they simply need to move in their belongings, whether it be a young professional looking for a swanky pad with easy access to Manchester or perhaps those whose youngsters have flown the nest and are looking to down-size to a more low maintenance home. The floorplan, which is significantly larger than many of its fellow penthouse counterparts, affords even more generous living spaces, which is particularly noticeable within the kitchen area, extending to in excess of 1,100 square feet in total and complemented by an abundance of natural light and the neutrality of the décor on display throughout.

One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced sixth floor, where one can access the private living spaces, thoughtfully arranged over two inviting levels: entering via the reception hallway with its spindled staircase to the upper floor and convenient three-piece cloakroom/WC, which is comfortably large enough to accommodate a shower, should it be desired. One proceeds through into the magnificent 35' open plan main living area, which is filled with natural light via the uPVC double glazed patio doors and enjoys a warm and inviting quality, as well as being a wonderfully sociable environment, lending itself perfectly to entertaining, with guests able to spill out onto the 15' sun terrace for an after-dinner cocktail or two and soak up those breath-taking views. The generously proportioned kitchen is fitted with a range of sleek wall and base units with contrasting laminated work surfaces, and incorporates a host of integrated appliances, including a Neff electric oven, halogen hob with extractor hood and washing machine.

On the upper level, the landing provides access to the two lovely double bedrooms, both of which benefit from built-in wardrobes. The 16' primary bedroom further boasts a useful off-lying study, which will be ideal for those who require some space in which to work from home, however this could similarly be utilised as a walk-in wardrobe/dressing room or be converted to an en-suite shower room, as was its intended purpose by the original builder. The accommodation is completed by the main shower room, which is fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and walk-in shower cubicle.

Externally, the gated development affords a real feeling of exclusivity, approached via electronically operated gates, with beautifully maintained communal gardens and secure allocated indoor parking facilities.

Offered with the additional benefit of no onward chain, we would highly recommend an internal inspection to fully appreciate the sociable community, timeless luxury and lifestyle which 'The Cottonworks' can offer.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR