



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Well Presented Fourth Floor Apartment
- Within Grade II Listed Mill Conversion
- Circa 1,116 Square Feet in Total
- Superb 28' Open Plan Main Living Space
- Two Bedrooms with Dressing Areas
- Two bath/Shower Rooms
- 21' West-Facing Sun Terrace

HOLDEN MILL,  
BLACKBURN ROAD,  
BOLTON

£150,000



Holden Mill, Blackburn Road, Bolton



Holden Mill, Blackburn Road, Bolton



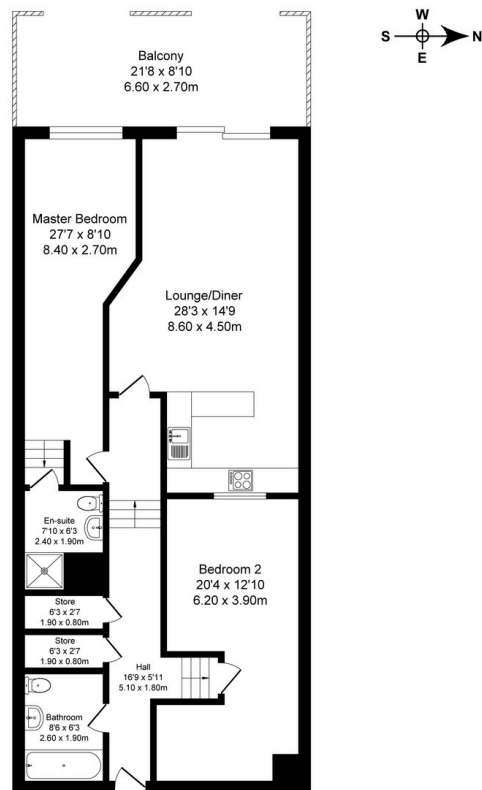
Holden Mill, Blackburn Road, Bolton



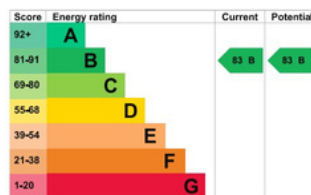
Holden Mill, Blackburn Road, Bolton

## Total Approx. Floor Area 1116 Sq.ft. (103.7 Sq.M.)

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Exuding character and style in equal measure, this fabulous fourth floor apartment simply must be viewed to appreciate the thoughtful design of the accommodation, 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 modern 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, and which can be enjoyed all year round due to its sheltered manner of construction, 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. Acting as an extension to the already generous living space, this flexible area provides potential for a variety of leisure uses, not least the perfect space in which to unwind, for al-fresco dining or perhaps a wonderful canvas to create one's own botanical haven in which to retreat after a stressful day in the office and enjoy the last of the evening sun afforded by the Westerly aspect, as well as the delightful views over surrounding countryside.

'The Cottonworks' is located on the border of Astley Bridge and Sharples, 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.

The particular apartment is very well presented and simply must be viewed to appreciate the level of space on offer, being rather unique and one of the most spacious of its type that we have had the pleasure of marketing, with its truly impressive proportions dwarfing many family homes, offering in excess of 1,115 square feet in total and accentuated by the high ceilings and abundance of natural light throughout. One enters the building via the secure telephone entry system and proceeds via the communal areas up to the lift-serviced fourth floor, where one can access the private accommodation: entering via the sizeable reception hallway with its feature split-level layout impressing immediately and really emphasising the feeling of endless space, whilst there is plenty of storage provided for all of those everyday essentials within the large built-in cupboards and substantial attic-like storage space which has been cleverly created beneath the mezzanine. One continues through into the vast 28' main living space, the epitome of modern day living and a wonderfully sociable environment for accommodating even the most populous of gatherings, with guests able to spill out of the uPVC double glazed patio doors onto the 21' decked sun terrace for a glass or two of something sparkling. The feature cast iron pillars add such character, harking back to the building's industrial beginnings. The kitchen is fitted with a range of wall and base units with contrasting laminated work surfaces in grey and incorporates a host of integrated appliances, including Neff electric oven, halogen hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

The two double bedrooms are of a truly impressive size, with the 27' primary bedroom benefitting from a dressing area and a private three piece en-suite shower room, accessed via a short staircase, which provides another quirky feature. Bedroom two overlooks the main living space, creating a trendy loft-style feel and, at 20' in length, is the largest that we have encountered of its type within this popular building, also benefitting from a discreet dressing area, which could similarly lend itself for use as a study, should one require some space in which to work from home. The accommodation is completed by the bathroom, which is partially tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower attachment.

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. 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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