







15 CALDER, BARKISLAND MILL

BARKISLAND | HX4 0HG

Welcome to Barkisland Mill, an award-winning mill conversion nestled on the outskirts of Barkisland village. Set within 8 acres of grounds, this unique home offers a peaceful lifestyle surrounded by nature's finest. With enchanting woodland walks and exclusive fishing rights on the lake, Barkisland Mill promises a perfect blend of luxury and countryside charm.

Inside this exquisite property, you'll find exposed stone walls, timber ceilings, and original beams that exude rustic elegance. The home features two spacious double bedrooms, with en-suite bathroom as well as an additional shower room for convenience.

Residents can enjoy an array of on-site amenities, including a gym and swimming pool. Generous parking and the presence of a dedicated caretaker add to the convenience and security of this desirable property.



ACCOMMODATION

Entrance Hall
Living Room / Kitchen
Bedroom 1
En-suite Bathroom
Bedroom 2
Shower Room

COUNCIL TAX
E

EPC RATING
TBA

INTERNAL

This spacious, dual aspect, first floor apartment is entered from the communal hallway into the entrance hall which has a useful utility cupboard with plumbing for a washing machine or space for a dryer.

The delightful, south-facing living room is open to the kitchen and flooded with light from the tall window and French doors which open onto the balcony which provides fabulous lake and woodland views.

The kitchen is fitted with a range of shaker style units with complementary worktops extending into a breakfast bar and equipped with Neff appliances including electric oven with four-ring induction hob and filter canopy over, integrated fridge, freezer and dishwasher.

There are two double bedrooms with built-in wardrobes. Bedroom 1 benefits from an en-suite bathroom housing a bath, WC and wash basin housed in a vanity unit with illuminated mirror over. In addition, there is a three-piece shower room with corner shower unit, WC and pedestal wash basin with illuminated mirror over.

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 8 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 is a mainline railway station at Sowerby Bridge, only 10 minutes away.

SERVICES

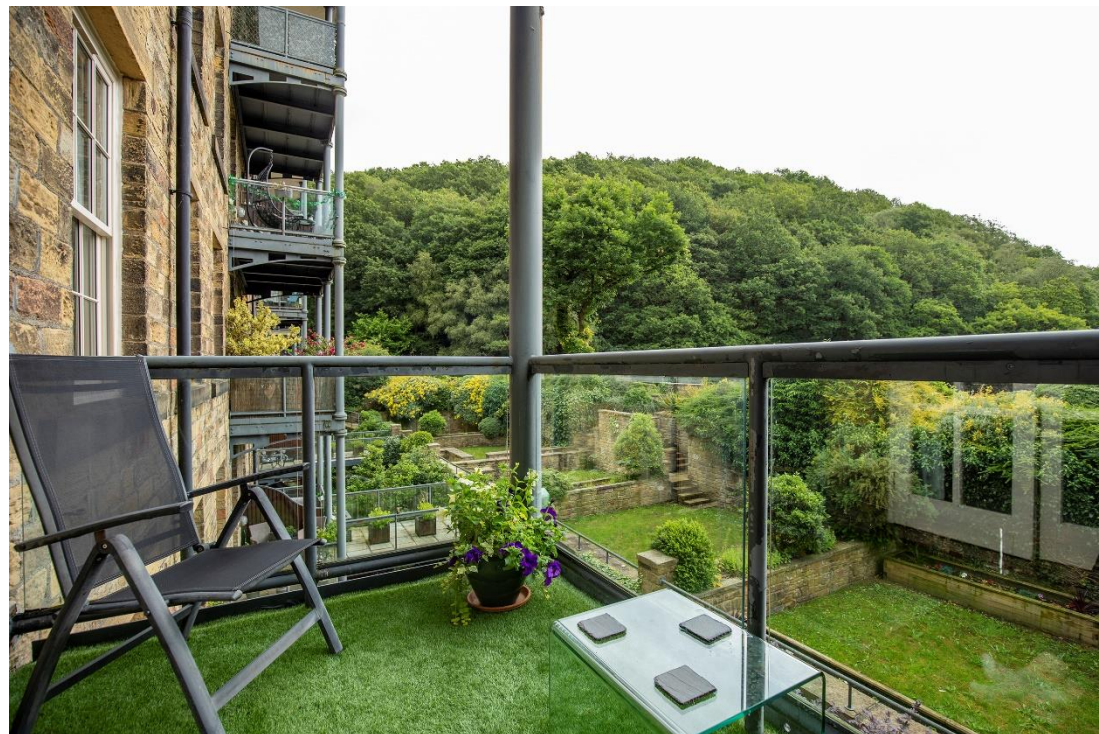
The property benefits from mains electric, sewerage and water. Heating provided by storage heaters. The windows were replaced in 2023 with Grade A double glazed units.

TENURE & FEES

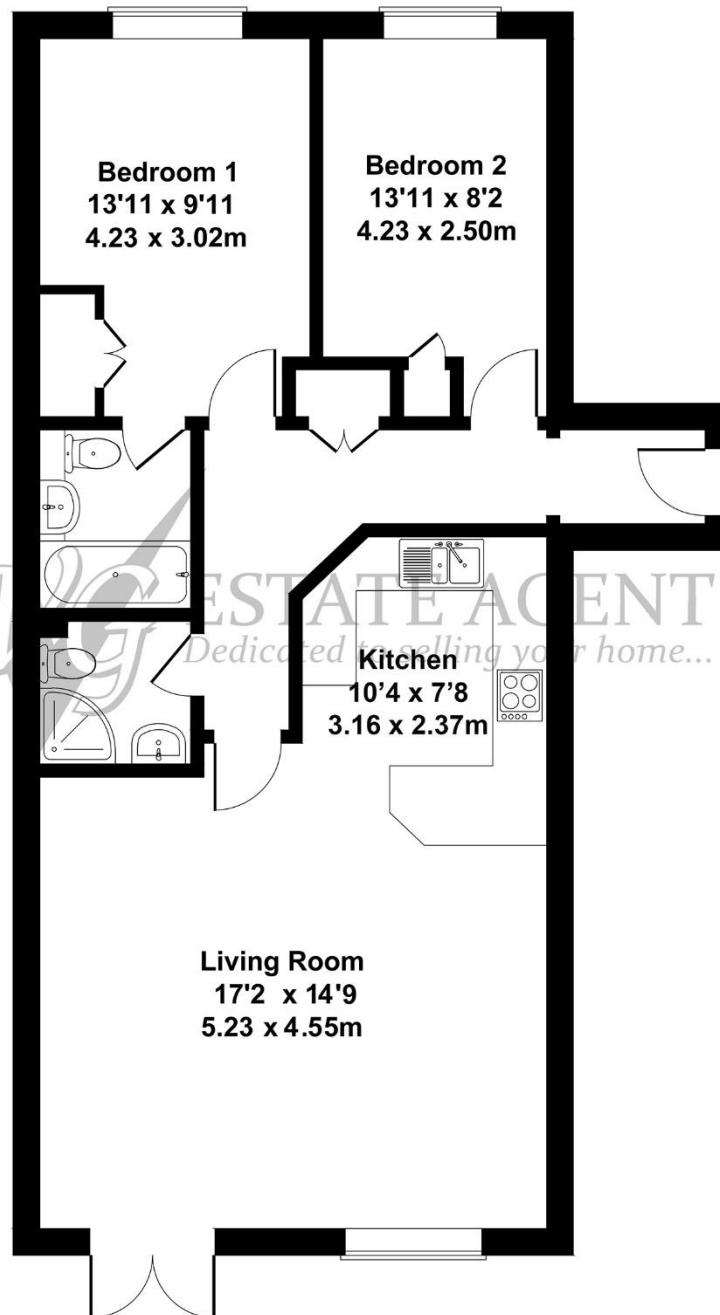
Leasehold. Residue of 999 years from 1 January 2000. Maintenance fees are £2791.71 per annum. Ground Rent £100 per annum.

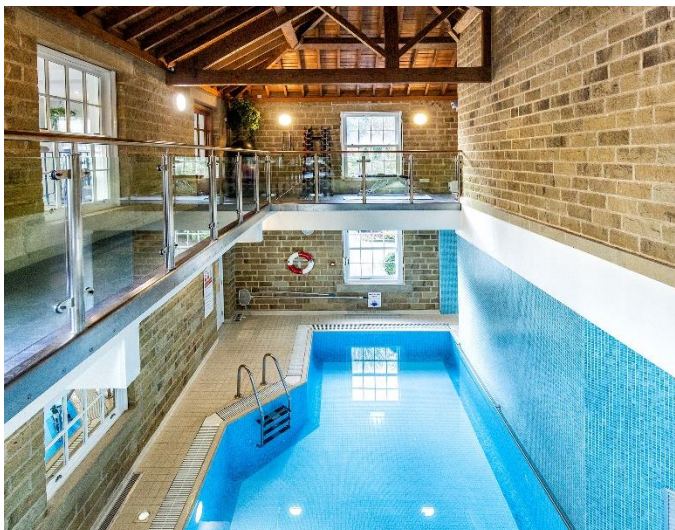
DIRECTIONS

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 Calder is via the middle of the three towers.



Approximate Gross Internal Area
829 sq ft - 77 sq m





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MONEY LAUNDERING REGULATIONS

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.