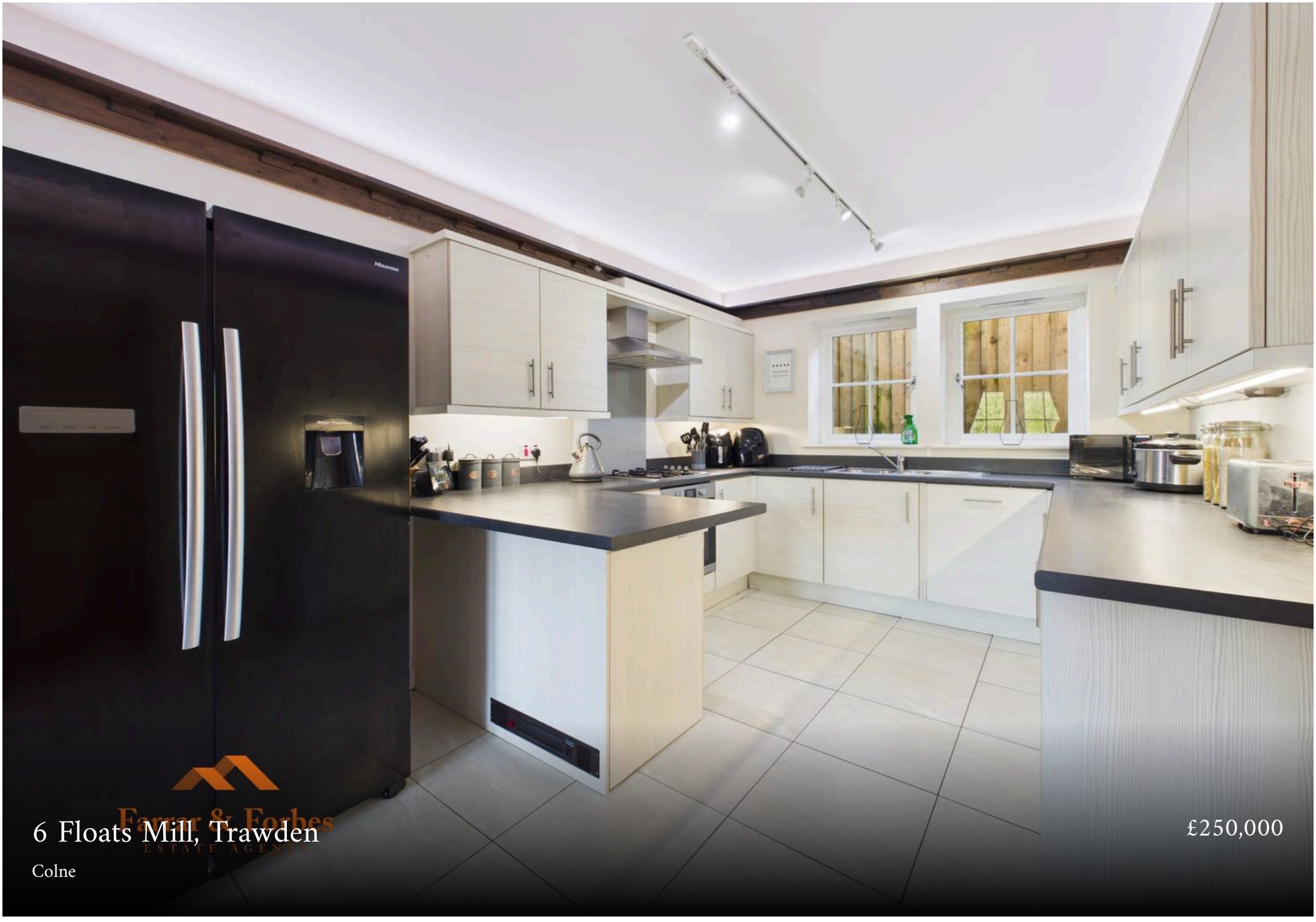
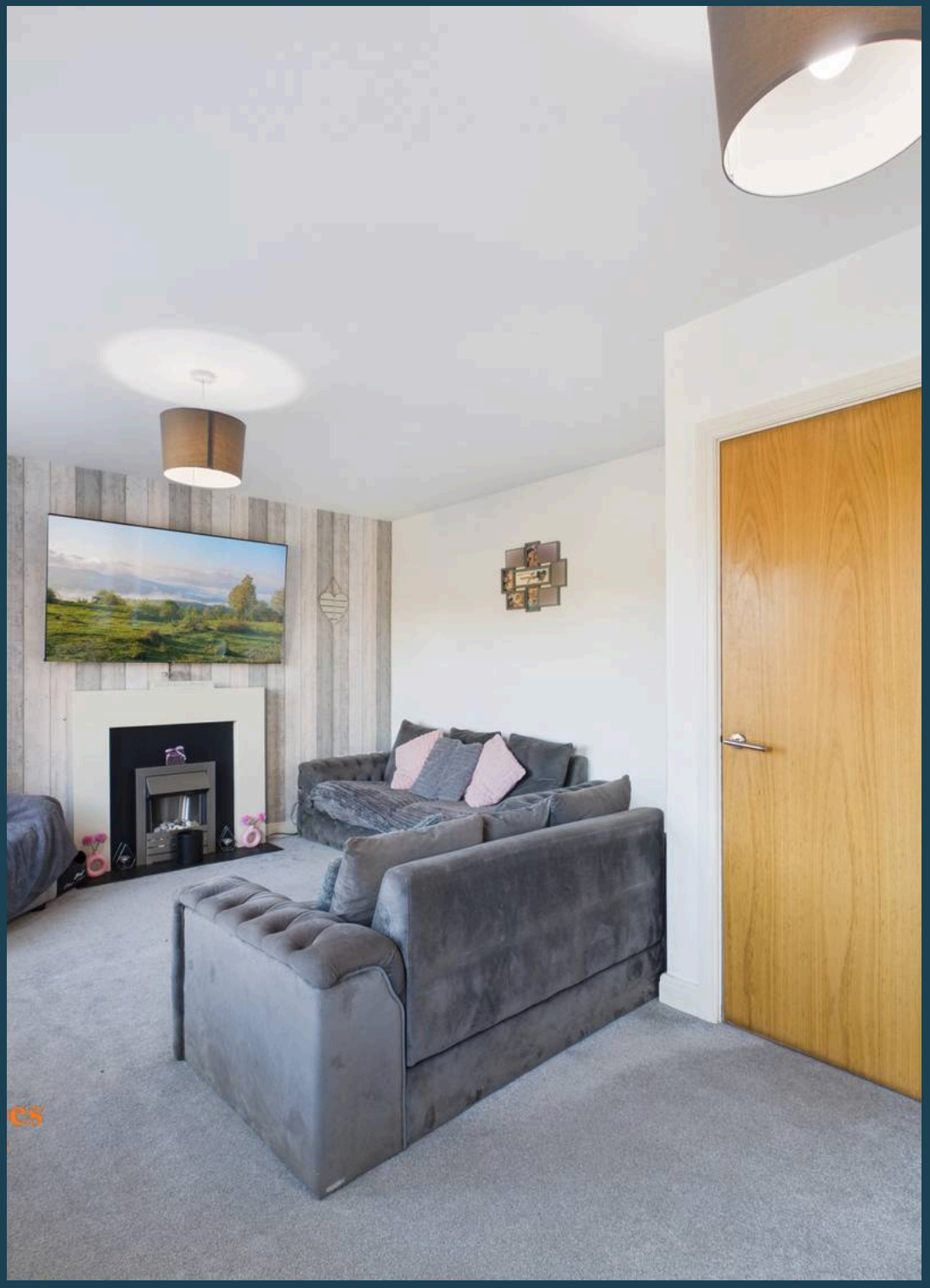


6 Floats Mill, Trawden

Colne

£250,000



6 Floats Mill

Trawden, Colne

Situated at the top of the picturesque village of Trawden, this spacious four-bedroom townhouse offers versatile family accommodation set over three floors, with beautiful views overlooking the bowling green and surrounding countryside. Ideally positioned close to countryside walks, the popular Rock Lane Café, Trawden Arms pub and the village community shop.

Approaching the property from the rear, you have a driveway providing off-road parking. The property also comes with a separate private parking space. Upon entering, you are welcomed into a practical hallway with access to a downstairs WC, comprising a low-level toilet, hand wash basin and useful storage cupboard. To the rear is a separate utility room, complete with plumbing for a washing machine, fitted countertops and a sink with drainer, providing additional space for laundry and household essentials.

The heart of the home is the spacious open-plan kitchen and living area, offering a fantastic space for everyday family life. The kitchen is fitted with matching wall, base and drawer units, complemented by contrasting work surfaces and a breakfast bar, perfect for casual dining. Integrated appliances include a fridge/freezer, electric oven and hob. Tiled flooring runs throughout the kitchen, while the adjoining living area benefits from comfortable carpeting and lovely views overlooking the bowling green and surrounding countryside.

To the first floor is a generous double bedroom, benefiting from its own en-suite shower room comprising a low-level WC, pedestal hand wash basin and quadrant shower. Also on this floor is the main lounge, arranged in an L-shaped layout, offering plenty of space for comfortable seating and family gatherings. Two windows allow natural light to flood the room while providing beautiful views across the bowling green and countryside beyond. An electric fire creates a cosy focal point, making this an inviting space to relax and unwind.

The second floor accommodates three further bedrooms, including the main bedroom, which benefits from its own en-suite shower room comprising a low-level WC, pedestal hand wash basin and quadrant shower. The remaining bedrooms offer flexibility for growing families, with the fourth bedroom currently utilised as a walk-in wardrobe but equally suitable as a nursery, home office or additional bedroom. The loft is fully boarded for storage and subject to planning could be converted.

Completing this floor is the family bathroom, fitted with a three-piece suite in white comprising a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower, glass shower screen and tiled splashback.


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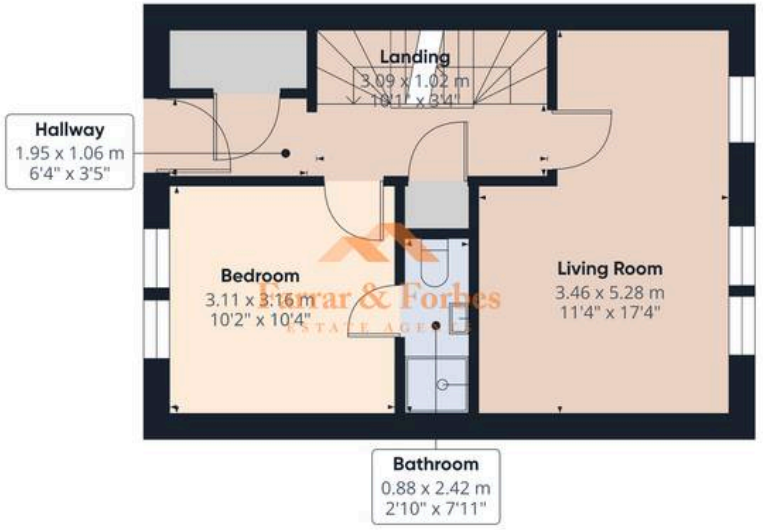

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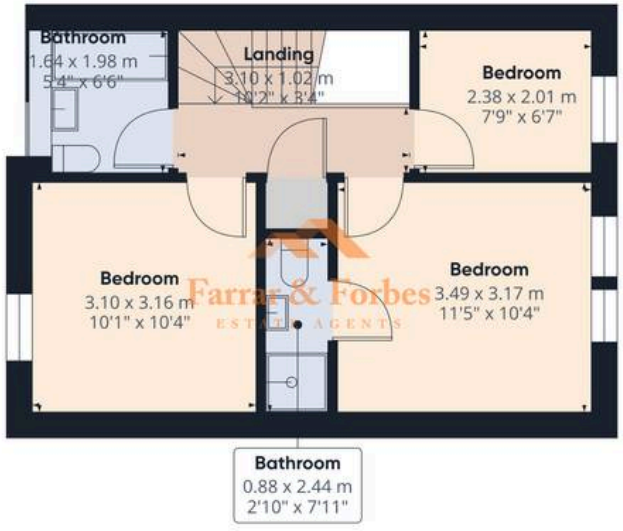

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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

113.1 m²

1218 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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