



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Salters Mill, Barnoldswick, BB18 5FF

£375,000

A STUNNING RANGE OF NEW BUILD HOMES SET OVER FOUR FLOORS

Welcome to Salters Mill—where history meets contemporary elegance in an exclusive collection of nine beautifully crafted homes within a secure gated community. Originally built in 1888 as a grand steam-powered cotton-weaving mill, this iconic building has been transformed into a sophisticated residential enclave set over four floors, each with impressively high ceilings that amplify the sense of space and light. The nine townhouses offer four generously proportioned double bedrooms, a breath-taking open plan living/kitchen/dining area, and a versatile home office or gym, ensuring every aspect of modern life is seamlessly accommodated. The third-floor main bedroom, with its private balcony and luxurious ensuite, presents an enviable sanctuary with sweeping views of the picturesque countryside—a perfect retreat at the end of the day.

Salters Mill is located in the lovely village of Salterforth conveniently located near Barnoldswick, offering the best of both worlds: a tranquil semi-rural setting with convenient access to Burnley, Clitheroe, Skipton, and Leeds, commuter routes and further links to Manchester. Leeds Liverpool canal is just a short walk away and offers great country walks, the village also boasts a well regarded primary school. Plots 2-9 feature a charming front lawn, driveway, and integral garage. With opportunities for customization, buyers can tailor certain aspects to their preference, making each home as individual as its setting. Images displayed showcase the stunning show home in Plot 1 inviting you to experience the grandeur and craftsmanship first-hand. Viewings are highly recommended—discover the space, character, and charm awaiting you at Salters Mill.

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2 Salters Mill, Barnoldswick, BB18 5FF

£375,000

 4  2  1  B

- Exquisite Townhouse New Build Property
 - Stunning Open Plan Living Kitchen
 - Off Road Parking and Garage
 - EPC Rating B
- Four Bedrooms
 - Spread Across Four Floors
 - Tenure TBC
- Two Bathrooms
 - Views of Picturesque Countryside
 - Council Tax Band TBC

Ground Floor

Entrance Hall

22'5 x 9'8 (6.83m x 2.95m)
Hardwood front door, two wooden double glazed windows, central heated towel rail, central heating radiator, smoke detector, doors leading to understairs storage, reception room, utility and stairs to first floor.

Garage

22'11 x 9'1 (6.99m x 2.77m)
Wooden double glazed window, central heating radiator, smoke detector and electric roller shutter door.

Utility

9'4 x 8'10 (2.84m x 2.69m)
Wooden double glazed window, central heated towel rail, base units with laminate work surfaces, plumbing for washing machine, extractor fan, wood effect flooring, doors leading to office/gym and WC.

WC

6'1 x 2'10 (1.85m x 0.86m)
Dual flush WC, vanity top wash basin with mixer tap, wall mounted boiler, extractor fan and wood effect flooring.

Gym/Office

9'5 x 8'7 (2.87m x 2.62m)
Wooden double glazed window and central heating radiator.

First Floor

Landing

Wooden double glazed window, door leading to open plan kitchen/living area and stairs to second floor.

Open Plan Kitchen/Living Area

32'4 x 19'1 (9.86m x 5.82m)
Wooden double glazed windows, three central heating radiators, panelled base units with laminate work surfaces, central island with breakfast bar, integrated double oven with five ring electric hob and extractor hood, glass splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge and freezer, pan drawers, spotlights, extractor fan and part wood effect flooring.

Second Floor

Landing

Wooden double glazed window, smoke detector, doors leading to three bedrooms, bathroom and stairs to third floor.

Bedroom Two

16'4 x 9'5 (4.98m x 2.87m)
Wooden double glazed window and central heating radiator.

Bedroom Three

16'0 x 9'5 (4.88m x 2.87m)
Wooden double glazed window and central heating radiator.

Bedroom Four

9'4 x 7'10 (2.84m x 2.39m)
Two wooden double glazed windows and central heating radiator.

Bathroom

12'0 x 9'4 (3.66m x 2.84m)
Two wooden double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, corner direct feed rainfall shower with rinse head, spotlights, extractor fan, wood effect flooring and fitted storage.

Third Floor

Landing

Wooden double glazed window and door to bedroom one.

Bedroom One

20'10 x 10'0 (6.35m x 3.05m)
Wooden double glazed window and door to balcony, central heating radiator and door to en suite.

En Suite

11'9 x 8'9 (3.58m x 2.67m)
Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, partially tiled elevations, extractor fan and wood effect flooring.

External

Front

Laid to lawn garden, driveway and access to garage.



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