



Hilton &
Horsfall

BB9 5FG

Apartment 316, Northlight Pendle, Northlight Parad Offers In The Region Of £159,950

- Stunning Grade II listed mill conversion
- Spacious two double bedroom apartment
- Stylish open plan kitchen / living space
- En-suite to principal bedroom
- Modern three-piece bathroom suite
- Allocated parking & lift access

This beautifully presented and generously proportioned two-bedroom apartment is positioned within the highly sought-after Northlight development — a prestigious Grade II listed mill conversion offering a unique blend of heritage character and modern luxury.

Occupying an impressive 870 sq. ft. (approx), this stylish home boasts high ceilings, large statement windows, and a light-filled open plan kitchen/living area with stunning views across the iconic mill courtyard and chimney. The contemporary kitchen is finished with sleek cabinetry, integrated appliances, and a breakfast bar, seamlessly flowing into the spacious lounge and dining zones — ideal for entertaining or relaxing in comfort.

There are two well-proportioned double bedrooms, including a principal suite with a modern en-suite shower room. The second bedroom is equally spacious and served by a sleek three-piece house bathroom. A practical utility/storage room and wide welcoming hallway complete the internal layout.

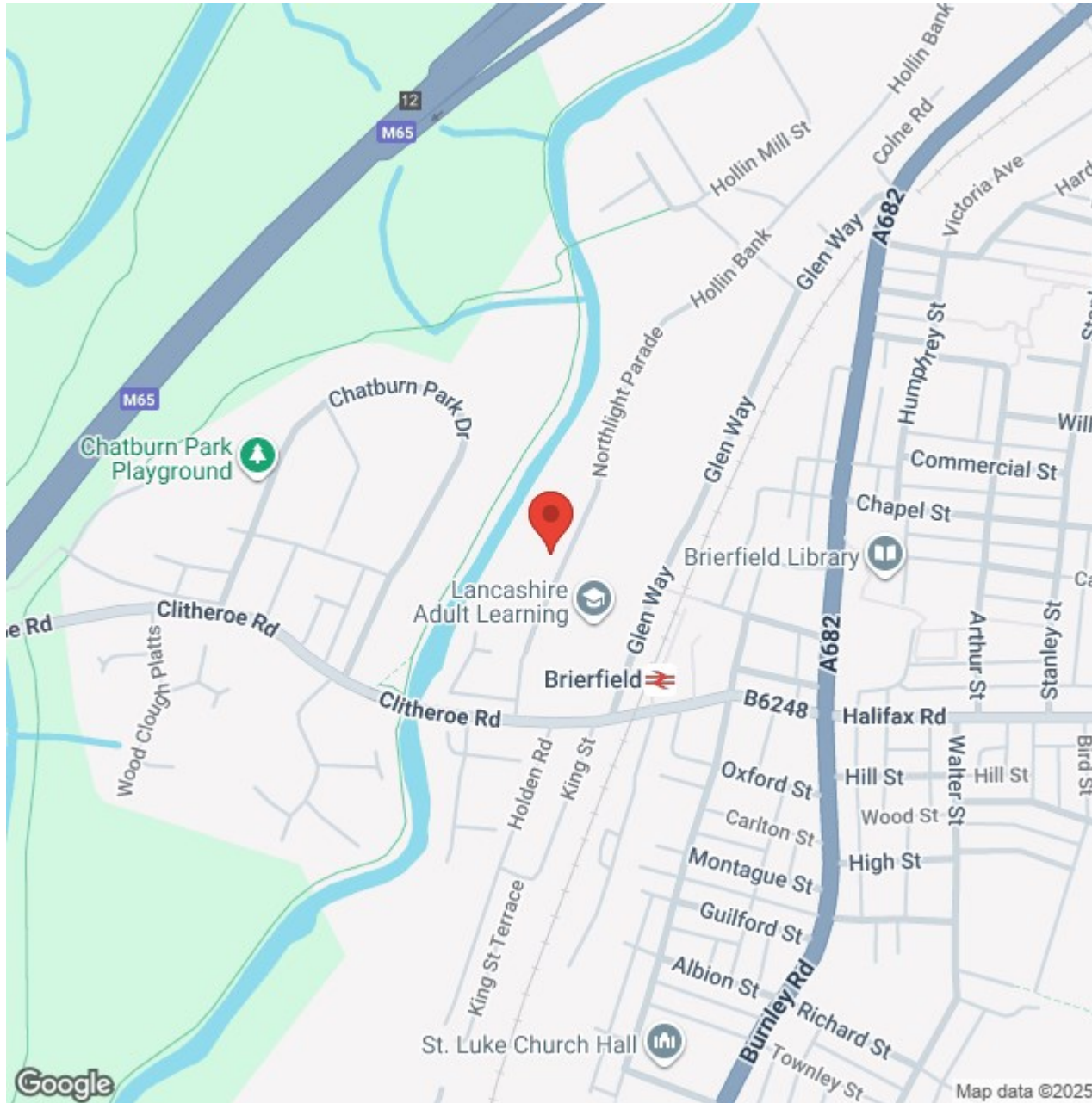
Residents at Northlight benefit from secure access, an impressive communal entrance lobby, and allocated parking. Positioned conveniently for transport links, local amenities, and the stunning countryside of Pendle and the Ribble Valley, this apartment makes an ideal home for professionals, couples, or those seeking stylish, low-maintenance living.

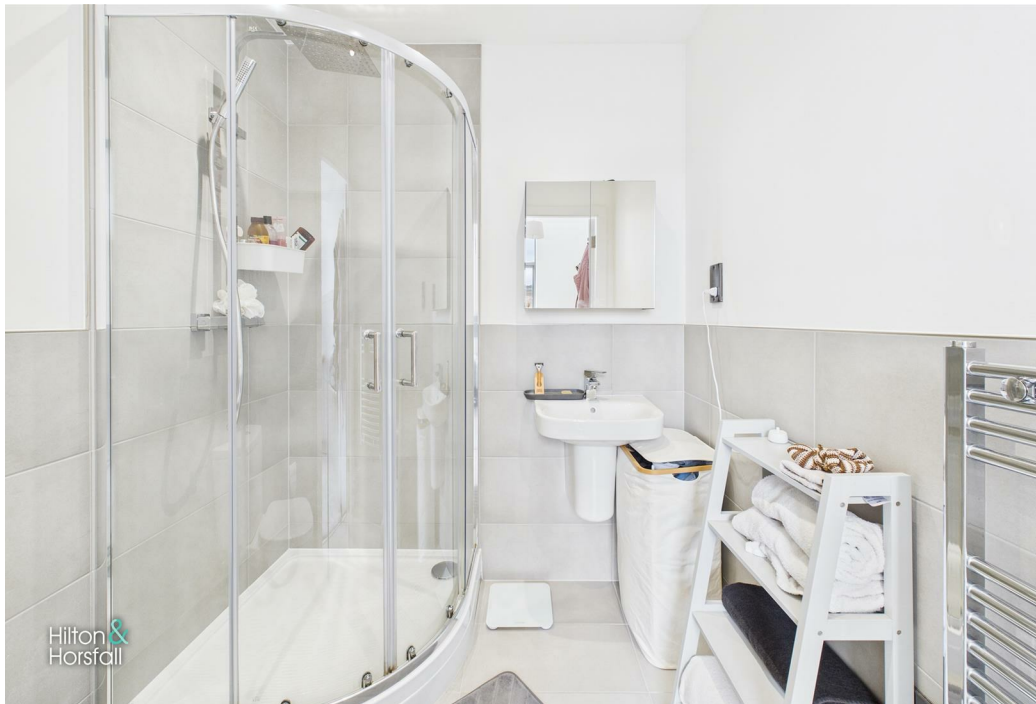
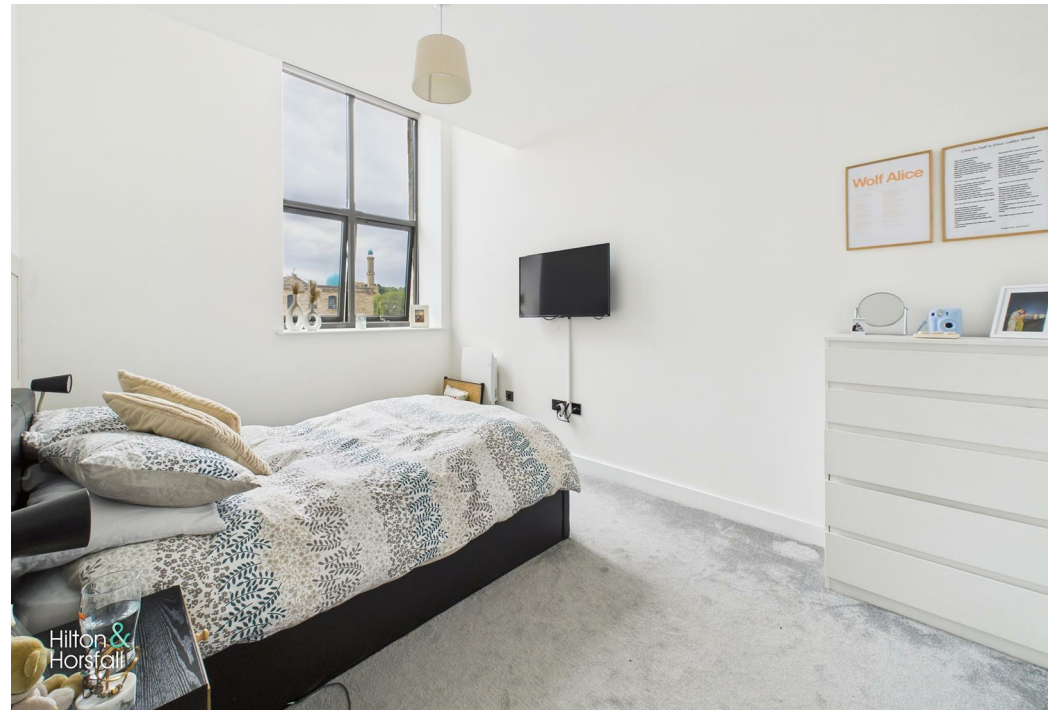
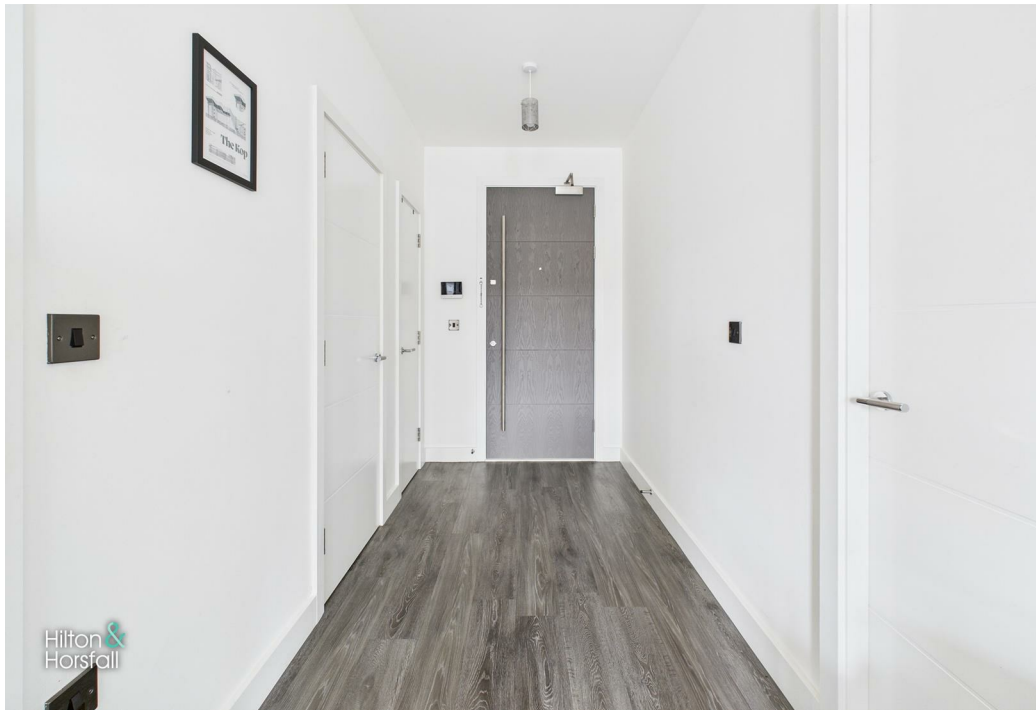
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THIRD FLOOR

ENTRANCE HALLWAY

A wide and welcoming hallway measuring approx. 21'6" x 5'6", offering a fantastic sense of space on arrival and leading to all rooms. It also includes access to a handy built-in storage/utility room.

STORAGE / UTILITY ROOM

A useful storage space ideal for laundry appliances, cleaning equipment, or general household storage.

LIVING ROOM / KITCHEN AREA 23'0" x 16'0" (7.01m x 4.88m)

A bright and inviting open plan space measuring approximately 23'0" x 16'0", featuring large mill-style windows, soft neutral décor, and a layout that flows effortlessly from lounge to dining

to kitchen. The modern kitchen is fitted with sleek cabinetry, marble-effect worktops, integrated oven, hob, and extractor, and a generous breakfast bar with pendant lighting above — ideal for casual dining or entertaining guests.

BEDROOM ONE 11'7" x 12'8" (3.53m x 3.86m)

A spacious double bedroom with plush grey carpet, crisp white walls, and a large window offering plenty of natural light. This principal suite includes access to a contemporary en-suite shower room.

EN-SUITE 6'3" x 6'0" (1.91m x 1.83m)

A beautifully finished en-suite with a large walk-in shower enclosure, rainfall and handheld shower heads, modern tiling, pedestal sink, and WC.

BEDROOM TWO 13'3" x 9'6" (4.04m x 2.90m)

Another excellent-sized double bedroom, currently used as a versatile second room, perfect for guests, children, or a home office. Finished in soft tones with high-level privacy glazing for natural light and privacy.

BATHROOM 8'1" x 5'6" (2.46m x 1.68m)

A stylish three-piece suite comprising a panelled bath with glass screen and overhead shower, wall-mounted wash basin, WC, large wall mirror, and neutral tiling throughout.

LOCATION

Situated within the prestigious Northlight development in Brierfield, this apartment enjoys a fantastic position with excellent access to local amenities, transport links, and natural beauty. The development itself is a landmark conversion of a former textile mill — now home to high-spec residences, a leisure centre, offices, and creative spaces.

The M65 motorway is just moments away, offering swift connections to Burnley, Colne, Preston, and beyond. Brierfield train station is within walking distance, providing direct rail links to Manchester and Leeds. Northlight is also perfectly placed for exploring the nearby Pendle countryside and the Ribble Valley — ideal for weekend walks, scenic drives, and outdoor pursuits.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/northlight-brierfield/>

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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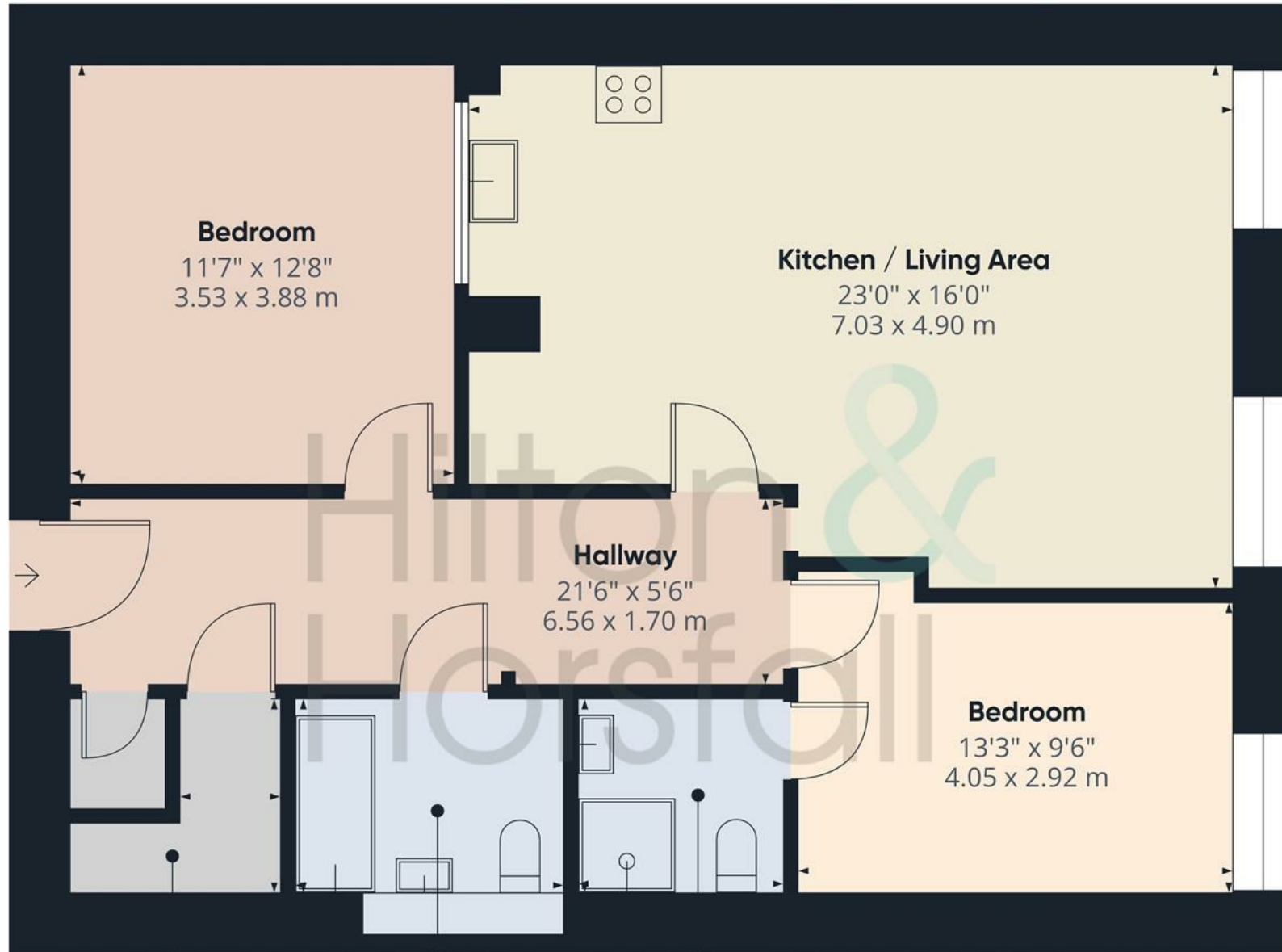
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OUTSIDE

Set within the iconic Grade II-listed Northlight Mill, this apartment benefits from a stunning heritage setting that has been beautifully restored as part of a multi-million-pound regeneration project. The development offers secure gated access, landscaped communal areas, allocated parking, and lift access. Onsite amenities include a gym, café, leisure facilities, co-working spaces, and scenic canal-side walks — all just moments from excellent transport links and open countryside.



Approximate total area⁽¹⁾

870 ft²

80.9 m²

(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.

Storage / Utility

3'1" x 6'10"
0.95 x 2.08 m

Bathroom

8'1" x 5'6"
2.49 x 1.70 m

Ensuite

6'3" x 6'0"
1.92 x 1.84 m



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