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Horsfall

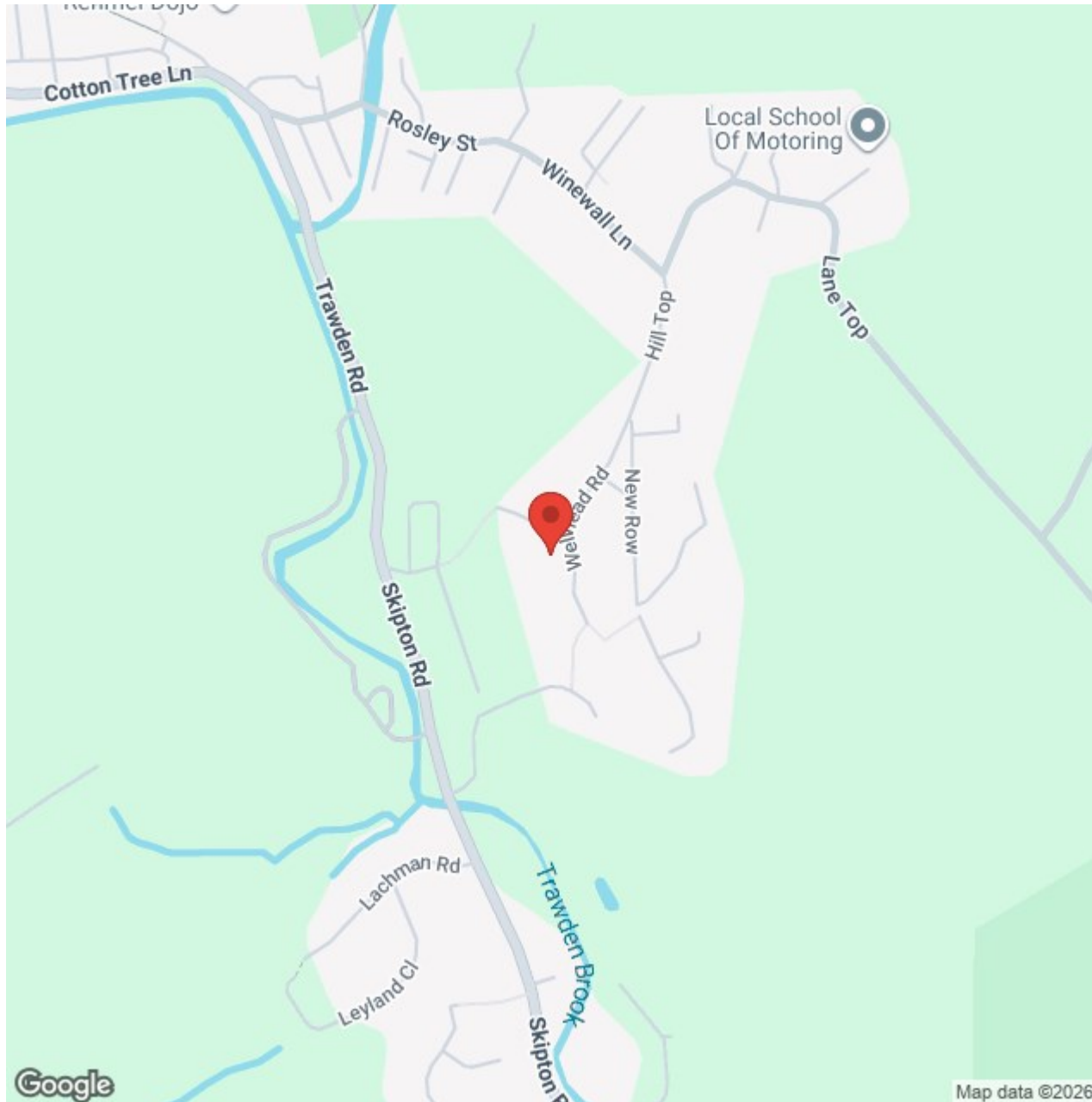
## The Old Mill, Wellhead, Winewall, Colne

### Offers In The Region Of £425,000

- Spacious open-plan living/dining kitchen with skylights and garden access
- Stylish hallway with ground floor WC and staircase to first floor
- Three bedrooms including a front-facing principal bedroom with en-suite
- Contemporary family bathroom with bath and separate walk-in shower
- Integral garage with insulated electric sectional door, power and lighting
- Rear patio and tiered garden area with stone boundary wall and countryside outlook
- Under floor heating throughout the entire ground floor

This beautifully presented three-bedroom home offers an impressive blend of character, style and modern practicality throughout. The spacious hallway sets the tone, leading to a vibrant ground floor WC and a superb open-plan living space flooded with natural light from multiple skylights and garden-facing windows. This versatile area easily combines lounging, dining and working zones, flowing seamlessly into the contemporary kitchen, which features high-quality cabinetry, a central island, feature shelving, and ample workspace. A handy utility room sits just off the kitchen, complete with built-in storage and access to the integral garage, which benefits from an insulated electric sectional door, power, lighting and a rear access door to the garden, ideal for dog washing and outdoor gear. To the first floor, the galleried landing provides access to three well-proportioned bedrooms, each with vaulted ceilings and exposed beams that enhance the character of the home. The principal bedroom enjoys open-front views and a private en-suite shower room, while bedrooms two and three both include built-in wardrobe storage and overlook the rear. A sleek, fully tiled family bathroom completes the upper level, offering a bath and separate walk-in shower. Externally, the property features a charming stone-walled patio and tiered garden space, perfectly in keeping with its attractive rural setting and ideal for relaxing or entertaining.







## Lancashire

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## GROUND FLOOR

**HALLWAY 10'9" x 10'1" (3.30m x 3.08m)**

A bright and modern hallway welcomes you into the home, finished with a stylish two-tone décor, quality tiled flooring and recessed lighting. The space enjoys plenty of natural light and provides access to the open-plan living area and the ground floor WC, with a turning staircase leading up to the first floor.

**GROUND FLOOR WC 3'4" x 4'11" (1.04m x 1.50m)**

The ground floor WC is positioned to the front of the property and features a stylish modern finish, combining wood-effect tiling with bold butterfly print décor for a contemporary touch. The room includes a low-flush WC, a sleek vanity wash basin with chrome fittings and a window to the front providing natural light.

**LIVING ROOM 12'5" x 19'7" (3.79m x 5.98m)**

The spacious living area forms part of the stunning open-plan layout and enjoys an abundance of natural light from multiple skylights and rear-facing windows. This beautifully designed space offers generous room for seating and relaxation, with a feature wall creating a stylish focal point. Sleek décor, modern lighting and quality flooring enhance the contemporary feel, while the open connection to the dining kitchen makes it ideal for both everyday family living and entertaining. Large patio doors open directly onto the rear terrace, further extending the space outdoors.

**DINING KITCHEN 25'5" x 12'11" (7.76m x 3.95m)**

The impressive dining kitchen offers a sleek and contemporary design, fitted with high-quality cabinetry and quartz work surfaces. A central island provides additional workspace and breakfast seating, while premium extras include a Quooker boiling water tap and two integrated dishwashers, ideal for family living and entertaining. The room receives excellent natural light from the large front window and benefits from full underfloor heating, creating a warm and versatile cooking and dining environment.

**UTILITY 6'2" x 5'11" (1.89m x 1.82m)**

The utility room is accessed via a stylish black-framed sliding door and offers a highly practical space, ideal for everyday laundry use and perfectly suited

as a dog-wash area thanks to its inset sink, durable worktops and direct internal access to the garage. Fitted with extensive built-in cabinetry for excellent storage, the room is bright, modern and extremely functional, particularly useful given the rural surroundings and nearby walking routes.

**INTEGRAL GARAGE 18'11" x 10'11" (5.79m x 3.33m)**

The property benefits from an integral garage fitted with an insulated, electrically operated sectional up-and-over door for convenient access, along with a separate rear door leading directly out to the garden and patio area. The garage is equipped with power and lighting, making it ideal for secure parking, storage, home gym or workshop use.

**FIRST FLOOR / LANDING**

The first-floor landing is light and spacious, featuring neutral décor and a charming exposed beam, with a window allowing natural light to filter down from the stairwell. From here, there is access to all three bedrooms and the family bathroom.

**BEDROOM ONE 11'5" x 10'11" (3.50m x 3.33m)**

A generous double room positioned to the front of the property, featuring charming character elements including exposed timber beams and a vaulted ceiling with a skylight. The room enjoys plenty of natural light from both the window and overhead roof window, and offers ample space for wardrobes and furniture. This bedroom also benefits from direct access to a modern en-suite shower room, making it an ideal master suite.

**ENSUITE SHOWER ROOM 5'3" x 5'8" (1.62m x 1.75m)**

The en-suite shower room is finished in modern natural stone tiling throughout and features a walk-in shower area with glazed screen, a low-flush WC and a contemporary glass bowl wash basin with chrome fittings. Bright, stylish and easy to maintain, it provides a practical and well-presented addition to the master bedroom.

**BEDROOM TWO 11'8" x 10'10" (3.57m x 3.32m)**

A generous double room positioned to the rear of the property, featuring exposed timber beams and a skylight that add character and natural light. The room offers ample space for furniture and includes built-in wardrobe storage, making it both practical and well-organised. A rear-facing window provides pleasant views while maintaining a bright and comfortable atmosphere.

**BEDROOM THREE 8'5" x 10'10" (2.59m x 3.32m)**

A well-proportioned room positioned to the rear of the property, benefitting from a rear-facing window that brings in plenty of natural light. Character features such as the vaulted ceiling and exposed timber beams add charm, while built-in wardrobe storage provides valuable practicality. The room is ideal as a child's bedroom, guest room or home office, with ample space for a bed, desk and additional furniture.

**BATHROOM 8'3" x 6'0" (2.53m x 1.83m)**

The family bathroom is finished to a high standard with sleek, marble-effect tiling and a modern, bright design. It features a panelled bath with chrome fittings, a separate walk-in shower with rainfall showerhead and glazed screen, a contemporary vanity wash basin and a low-flush WC. A heated towel rail and recessed storage niche add practicality, while the vaulted ceiling and clean, neutral styling create a fresh and luxurious feel.

**LOCATION**

The property is situated in the sought-after rural village of Winewall, surrounded by rolling countryside yet conveniently close to the amenities of Colne, Laneshawbridge and Trawden. This peaceful location offers immediate access to scenic walking routes, open fields and woodland trails — ideal for dog owners and those who enjoy the outdoors. Despite its tranquil setting, the home remains well connected, with excellent transport links including nearby bus routes, Colne railway station and easy access to the M65 motorway network, providing straightforward travel towards Burnley, Preston and beyond. A range of local shops, cafés, restaurants, supermarkets and well-regarded schools are all within easy reach, making this an attractive place to live for families and professionals seeking a balance of countryside charm and everyday convenience.

**360 DEGREE VIRTUAL TOUR**

<https://tour.giraffe360.com/the-old-mill-winewall>

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## OUTSIDE

Externally, the property enjoys a charming and private setting with a tiered garden area to the rear, featuring a stone boundary wall, paved patio with an outdoor kitchen area and seating spaces ideal for outdoor dining and entertaining. The elevated position provides pleasant views over the surrounding landscape, while the rear garden offers a secure and low-maintenance space with a sun terrace pointing towards Pendle Hill. To the front, there is access to the integral garage with an insulated electric sectional door, along with additional space for practical storage and everyday use. The overall setting combines character, privacy and functionality, perfectly complementing the home's rural surroundings.



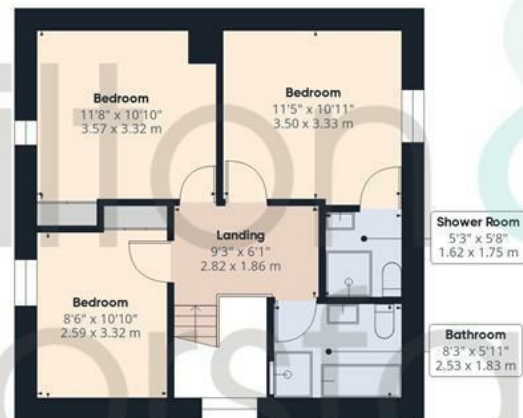


Ground Floor

Approximate total area<sup>(1)</sup>

1491 ft<sup>2</sup>

138.5 m<sup>2</sup>



Floor 1



(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.





Hilton &  
Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024