

THE MODERN HOUSE



Todmorden, West Yorkshire
Sold

Red Rose Mill

Cleverly created within a former mill in Todmorden in West Yorkshire, this joyful three-bedroom house uses colour to exaggerate the generous proportions of the building's industrial bones. Expertly crafted joinery has been used to shape the living spaces, introducing inviting curves to the angular architecture. Playful materials have been globally sourced to establish a careful and coherent palette across the distinctive three storeys of the house. Todmorden is a delightful market town just a 30-minute train ride from central Manchester, while also being perfectly placed for the iconic villages and countryside of the Calder Valley, including neighbouring Hebden Bridge.

The Tour

The house is approached from a small communal yard used for parking. Built in stone, this former cloth mill has a simple front elevation with clean lines and recessive black-framed windows. An external fire escape sculpturally snakes up the side of the building, culminating in a wide balcony on the top floor.

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The house has been subject to a complete and exacting renovation, transforming the mill into an energy-efficient modern home. Taking the building back to its original shell, the interiors have been completely rebuilt with excellent thermal and acoustic insulation, an air source heat pump, a mechanical ventilation system and underfloor heating throughout. Combined with a flair for colour, volume and light, these interventions have created a comfortable and contemporary house.

Entry is to a large lobby with geometric floor tiles and plenty of room for storage. A curved solid wood door mimics the shape of the spiral staircase straight ahead, leading the eye around the corner. It opens to reveal a jewel-like shower room lined with white and mustard tiles. The main room on the ground floor is a spacious studio laid with beautiful green marble from Rajasthan in India. Bespoke hardwood doors can be thrown open in summer to create an airy workspace. There is also a large utility room on this floor.

Lovingly built tread by tread, the staircase twists spinelike through the plan. The main living space is on the top floor, where pitched ceilings and generous glazing create a feeling of volume and light. Wood has been introduced to create a real warmth in the space, including birch ply-clad ceilings and a salvaged gym floor retaining its colourful court markings. The yellow kitchen sits in the rear corner, with ply and Formica worktops and integrated appliances. The cabinetry extends to form an incredibly wide peninsula for working and socialising around.

The rest of the room is currently arranged into distinct seating and dining areas. In one corner, French doors lead onto a generous balcony; opposite, full-height windows slide aside to reveal a glass Juliet balcony, opening the room to a beautiful circulating breeze.

Downstairs, on the middle floor, there are three bedrooms and a family bathroom. Two bedrooms are generous doubles and one is a cleverly arranged single, which uses its double-height ceilings to introduce a mezzanine sleeping platform. The bathroom has been beautifully finished with white mosaic tiles and the same deep green marble used in the studio. The room absorbs the curvature of the stairwell, lending a unique character to the space. The sink is mounted on a piece of marble, while bespoke oak cabinetry provides storage. The deep bathtub has beautiful views of the willow tree outside.

Outdoor Space

A deep balcony sits alongside the living room on the top floor, catching the afternoon light. There is space for plenty of planters and a table and chairs.



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The Area

Todmorden is a charming town in the Calder Valley, a beautiful area of West Yorkshire teeming with lively villages and open countryside while being just a 20-minute train journey from central Manchester and an hour from Leeds.

Red Rose Mill is set near the centre of town, close to all the local amenities. The town itself is lively and arty. There are several good pubs including The Golden Lion, which serves Thai food and hosts regular music nights which attract international artists and DJs. Other local favourites include Baked, Site Pizzeria, and the recently refurbished Victorian indoor market, which has a range of eclectic food stalls on a Saturday.

Seen from the house is the famous landmark Stoodley Pike which can be easily accessed from town. Up in the surrounding hills is a favourite swimming spot at Gaddings Dam, referred to locally as 'Tod Beach'. Todmorden Sports Centre sits within the town's rambling park and is an excellent local facility with a well-equipped gym, outdoor sports pitches, a swimming pool and a sauna and steam room.

Hebden Bridge is six minutes away by train, with its thriving food and arts scene. The Trades Club, dubbed "the hippest venue in the North" by The Guardian, is a remarkable music venue with a rich history. Just up the road is the Picture House cinema. The town has a wide selection of cafes and bars including Coin, The White Lion and Vocation Tap Room.

The area is rich in walking routes that take in the iconic scenery. Routes up to Hardcastle Craggs and up to Hepstonstall afford far-reaching views, while gentler routes run along the canals that connect the towns of the Calder Valley.

There are several good local primary schools within the town along with Todmorden High School, for ages 11-16.

Todmorden Station is less than two minutes from the house on foot, running services into Manchester Victoria in around 30 minutes. The centre of Manchester is characterised by its grand civic architecture and leading art galleries, restaurants and nightlife.

Council Tax Band: C

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.