



 RESIDE

891 Edenfield Road | Norden | Rochdale OL12 7TW

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# 891 Edenfield Road

## Norden | OL12 7TW

Nestled on the doorstep of the countryside, this charming four-bedroom detached farmhouse offers the perfect blend of rustic charm and modern comforts. Set on a private gated plot, the property provides a serene escape, while still being conveniently located for access to nearby towns and amenities.

As you approach the property through the gated entrance, you are greeted by the traditional stone façade of the home. The expansive grounds include a beautifully landscaped garden, a variety of outbuildings, and ample parking space for several vehicles.

Entering the property, the original stone floor runs underfoot and sets the tone for the rustic charm within. The spacious accommodation boasts three reception rooms. First, the sitting room, a light-filled room featuring exposed wooden beams, and fireplace with a wood-burning stove. Next, the main lounge overlooks the manicured lawns and has French doors that open onto the garden patio and decking areas. Finally, a versatile dining room that can be used for formal dining or an additional guest bedroom.

The heart of the home, this farmhouse-style kitchen with a range of cabinetry topped with countertops, pantry cupboard, a range cooker, and a casual dining area, perfect for family gatherings. The dining area comfortably seats eight. Additionally, the utility room is equipped with ample storage, a sink, and boasts space for laundry appliances.

Heading upstairs, the main bedroom is a generously sized room with vaulted ceilings, exposed beams, and an en-suite shower room featuring a freestanding walk-in shower, sink unit with vanity, and WC.

The three remaining bedrooms of the home are served by a modern four-piece family bathroom with a bathtub, separate shower, washbasin, and WC.

The extensive grounds are a highlight of this property, offering a perfect blend of formal gardens, and lush lawns. The garden is designed for outdoor living, featuring a large patio area for alfresco dining, a private decking area and a children's play area. Additionally, a multi-use summerhouse overlooks the gardens - perfect for a home gym or office!

Situated in a peaceful semi-rural setting, the farmhouse is still within easy reach of local amenities including shops, schools, and transport links. The nearby Norden village offers a welcoming community with a variety of pubs, cafes, and local events. For those needing to commute, the property is well connected by road and rail, making it a practical choice for country living without compromise.

This charming four-bedroom detached farmhouse offers a rare opportunity to enjoy a tranquil lifestyle in a beautifully presented home. With its extensive grounds, charming character features, and versatile accommodation, it is perfect for families, or anyone seeking a slice of country paradise.



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To view this property call Reside on **01706 356633**





Total area: approx. 183.3 sq. metres (1973.3 sq. feet)

Reside Estate Agents  
Plan produced using PlanIt



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".