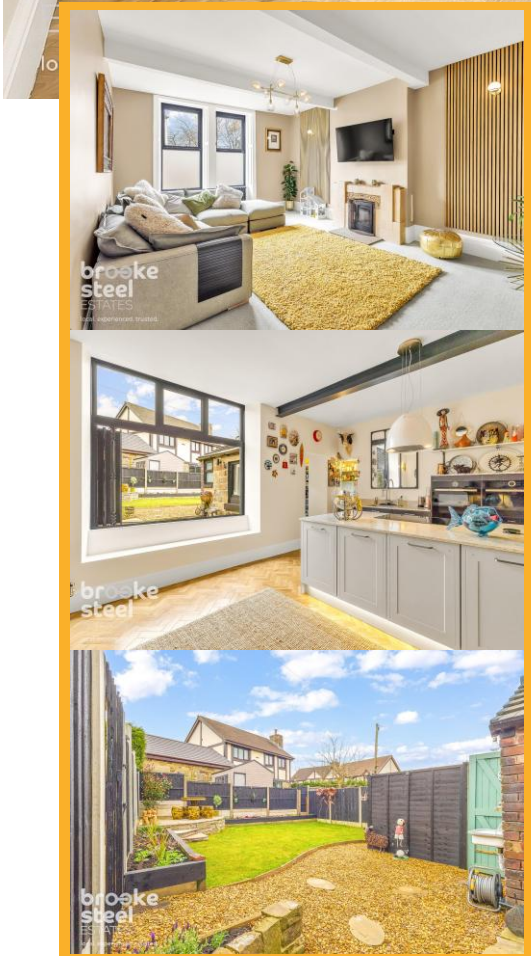
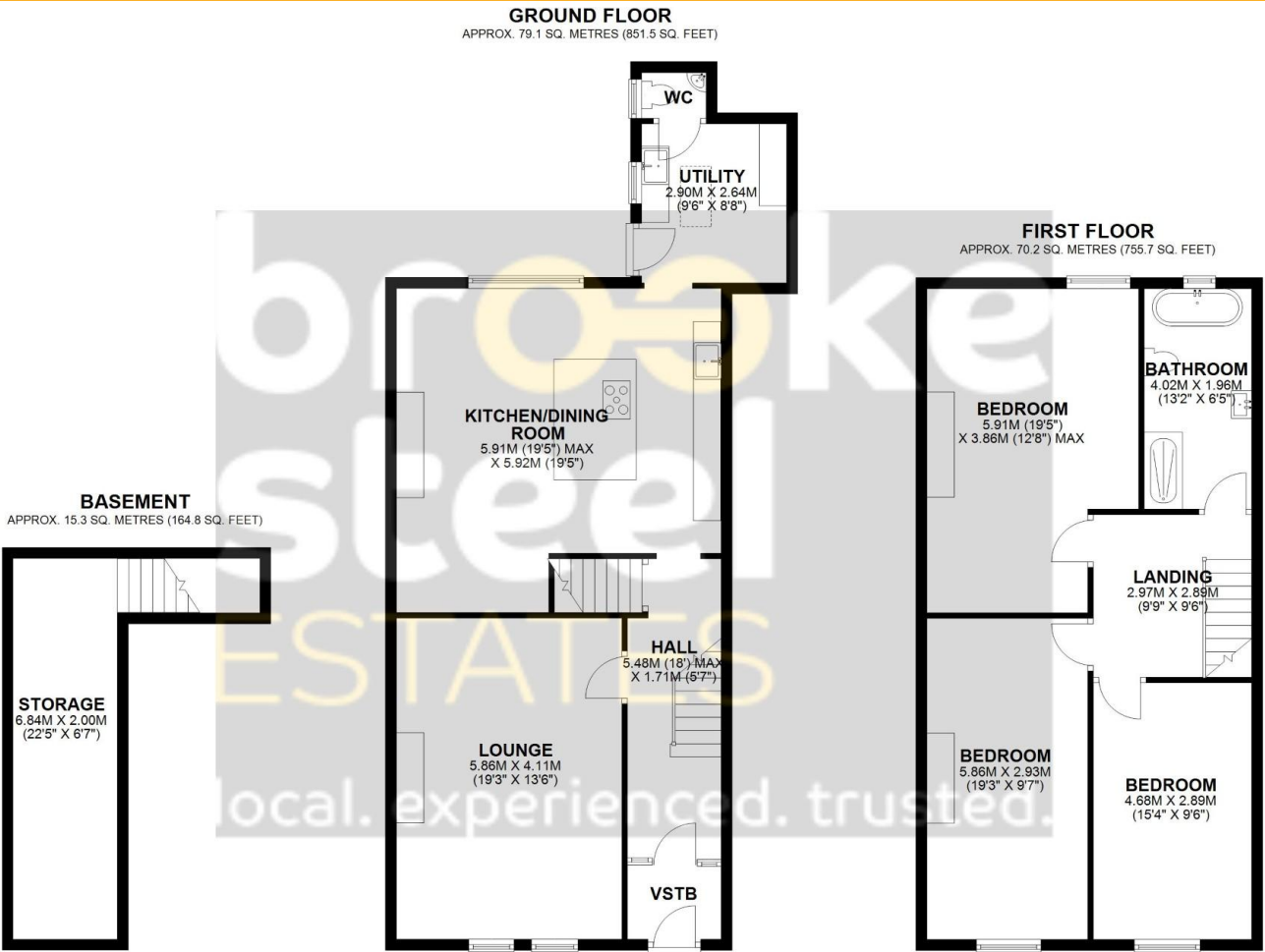


Market Street | Edenfield



Offers Over £350,000


**\*\*Open House 26th April\*\*** Dating back to 1860's this cottage has been fully renovated, inside & out & tastefully and delicately transformed into a well thought out, modern & functional home whilst preserving character. The heart of the home is the open-plan dining kitchen with central island.



TOTAL AREA: APPROX. 164.6 SQ. METRES (1772.1 SQ. FEET)

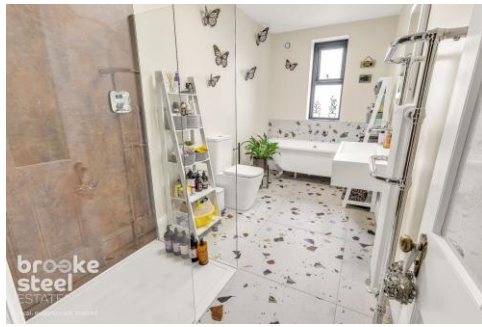
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Utility Room/Downstairs WC
- Beautifully Designed Rear Garden
- Downstairs WC
- Four Piece Bathroom Suite
- Wood Burner
- Original Fireplaces
- Contemporary Finish with Original Features
- Stone Mid Terraced Cottage





**Entrance Vestibule**

Plenty of room for storing shoes and coats. Leading to original internal door, the door and surrounding wood have 6 stained glass windows, which retain a beautiful feature for the age of this cottage.



**Hallway**

18'0" (5.49m) x 5'7" (1.7m) With Karndean flooring, wall lights, doors to reception room, dining kitchen and basement. Stairs to first floor.



**Reception Room**

19'3" (5.87m) x 13'6" (4.11m) Two black double-glazed windows to front aspect provide lots of light, privacy glass to ensure onlookers are unable to see inside. Carpet laid, feature wood panelling to walls, wall lights nestled centrally in each alcove and one central ceiling light. Original fireplace with multi fuelled stove inside. Two cast iron radiators. Antique brass power points, light switches and door handles. Original skirting boards, door and architraves and window casing. Hardwired with cat 5 cable for tv internet connection.

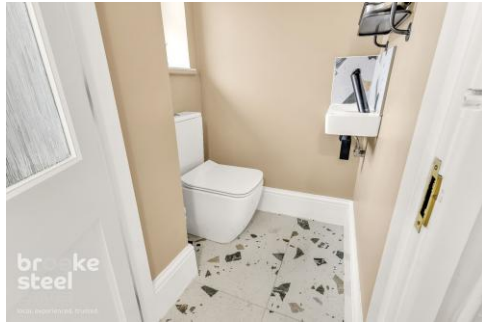


**Basement**

22'5" (6.83m) x 6'7" (2.01m) One chamber cellar ideal for storage. Radiator. Houses the security alarm and closed circuit television systems. Original door and architraves.

**Dining Kitchen**

19'5" (5.92m) x 19'5" (5.92m) This space really is the heart of this stunning home. Previously a small enclosed galley kitchen and second reception room, which the owners have transformed into an enviable open aspect dining kitchen, perfect for family life: eating/ working/ studying but also a fabulous space for entertaining.



The room is dominated by a stunning café-style aluminium window which is fully retractable. The window invites natural light and offers picturesque views of the rear patio and garden.

Light grey kitchen island with granite worktop over, offering storage on all sides with both drawers and cupboards, kickboard lighting, large induction hob, and concealed power/ USB points. Overhead extractor hood with lighting. Low level wall units finished in contrasting dark grey with granite work surface over, two integrated Bosch ovens, inset large steel sink with flexible tap and Quooker tap providing instant boiling water, integrated dishwasher, fridge and concealed bins. Ample space to accommodate a large dining table. Cupboard housing consumer unit, router/ switch etc. and some storage. Karndean flooring, two steel radiators, multi fuelled stove with lighting, wall lights and cat 5 cable for television internet connection.

**Utility Room**

9'6" (2.9m) x 8'8" (2.64m) Fitted base unit with inset large steel sink and wooden work top over. Large velux window, double glazed picture window to side aspect. Composite stable door to garden. Karndean flooring. Space for appliances - currently housing washer/dryer and freezer. Baxi boiler. Shelving for storage. Vertical radiator. Door to WC.



**Downstairs WC**

Compact and functional WC with two piece white sanitary suite comprising low level WC with dual flush and sink. Tiled floor, part tiled wall, column radiator. Double glazed window to rear.

**First Floor Landing**

9'9" (2.97m) x 9'6" (2.9m) Generous landing space with carpet fitted and access to bathroom and three bedrooms. Steel radiator. Original skirting boards, door and architraves. Antique brass power points, light switches and door handles. Access to loft, which is part boarded, with pull down ladder installed.

**Primary Bedroom**

19'5" (5.92m) x 12'8" (3.86m) Carpet fitted, double glazed window overlooking rear garden, original feature fire surround and tiles. Steel radiator, antique brass power points with USB, ceiling switch and door handles. Cat 5 cable for television internet connection. Original skirting boards, door and architraves.

**Bedroom Two**

19'3" (5.87m) x 9'7" (2.92m) Carpet fitted, double glazed window overlooking front elevation, original feature fire surround. Steel radiator, antique brass power points, ceiling switch and door handles. Cat 5 cable for television internet connection. Original skirting boards, door and architraves.

**Bedroom Three**

15'4" (4.67m) x 9'6" (2.9m) Carpet fitted, double glazed window overlooking front elevation. Steel radiator, antique brass power points with USB, ceiling switch and door handles. Original skirting boards, door and architraves.

**Family Bathroom** 13'2" (4.01m) x 6'5" (1.96m) This four piece bathroom suite is tasteful and practical. With walk in HansGrohe shower with low maintenance wall panels and screen. Wall mounted sink/ tap. Low level WC with dual flush. Roll top bath with tiling to rear. Chrome fittings. Tiled flooring. Enamel and chrome traditional style towel radiator. Original door and architraves.

**Externally** Lower patio, laid with Indian stone. External lighting and power sockets. Steps up to L-shaped garden with lawned area, planters, and elevated seating area, laid with Indian stone. This space is stunning and has been considerably designed. Sink with hot and cold water supply. Secure for children/ pets.

**Sellers Comments** We have lived in some popular areas, but the neighbours here are the best we have ever had; there is a truly wonderful community. Perception from outside is deceptive, everyone who comes into the house is always surprised by the size and light in the house. We especially love the ambience in the lounge in the late afternoon/ early evening from the late sunlight coming through the windows.

**Location of Edenfield** is a charming village located in the Rossendale Valley in Lancashire, England. It offers a picturesque and tranquil living environment, characterised by its scenic countryside views and a close-knit community atmosphere. The village features a mix of traditional and modern housing, making it appealing to a variety of residents. In terms of accessibility, Edenfield is well-connected to nearby towns such as Rawtenstall, Ramsbottom, and Bury. The village is conveniently situated near the A56, which provides direct routes to these locations and beyond. Rawtenstall, just a short drive away, offers local amenities, shops, and leisure facilities. Ramsbottom, known for its historic charm, also has a vibrant community and hosts various events throughout the year. Bury, a bit further afield, is known for its market and shopping options, while also providing access to public transport connections, including bus and rail services. The surrounding countryside offers numerous opportunities for outdoor activities such as hiking and cycling, making Edenfield an attractive option for those who enjoy nature. Overall, Edenfield provides a peaceful living environment with convenient access to larger towns and a range of amenities, making it a great place for families, retirees, or anyone seeking a balance of rural charm and urban convenience.

