



FINE & COUNTRY



- Valley View Farm, Edenfield, Ramsbottom, Bury
- Incredible, Extended Modern Detached Farmhouse
- Almost 8 Acres Of Land & Stunning Panoramic Views
- 4 Bedroom, Spacious Family Living Accommodation
- Exceptional Design, Fixtures & Finishes Throughout
- Outstanding Rural Setting & Garden-Living Spaces
- Amazing Location, Yet Amenities Easily Accessed
- Ample, Private Gated Parking
- VIEWING UTTERLY ESSENTIAL - By Appointment Only
- Contact Our Rawtenstall Office Exclusively To View

Valley View Farm, Gincroft Lane, Ramsbottom, BL00QX

This wonderful, 4 bedroom home could make you feel on top of the world, within almost 8 acres of land and possibly the BEST VIEWS FOR MILES - quite literally. Add in exceptional design and finishes, generous living space and ample, private gated entrance and you have a simply fabulous property. All the while, Rawtenstall and Ramsbottom town centres' amenities are just a few minutes away too! Wish you lived here? VIEWING ESSENTIAL TO FULLY APPRECIATE - Contact Our Rawtenstall Office Exclusively To View - By Appointment Only.



What3Words Address: ///groom.movie.gifted

Valley View Farm, Edenfield is an indisputably special property. Set in a fantastic rural location, off the beaten track, Valley View Farm presents a rare opportunity to own a genuinely aspirational home, commanding the most stunning valley views since its construction around the 1780s.

Built from stone and having recently been significantly extended, modernised and completely transformed, this wonderful detached property occupies a landmark position on the plateau of Dearden Moor overlooking Edenfield, Ramsbottom and beyond. Enjoying the further exclusivity too of around 8 acres of land in all, this property has inarguably astonishing views to the north, south and west, with true panoramic vistas to be enjoyed.

This superb historic property has undergone extensive yet sympathetic improvement and development and in its current form, is without doubt an absolutely outstanding family home. By extending and adding in keeping with the property's original characteristics, while championing superb contemporary finishes, there really is nothing to compare with the combination of both setting and living accommodation here. The property now amounts to almost 3,000sqft of interior living accommodation, with the extensive garden buildings adding significant additional space too.

Right from the off, on entering the newly tiled and refinished hallway, it is clear that his is no ordinary home. Moving throughout the interior spaces there is a wealth of design application, with thoughtful application further enhancing the enjoyment of every room. From the Master Bedroom Suite for example, expansive views from the room itself, the balcony and the En-Suite from the fabulous two-person bath, have been considered within the room layouts. Even the reuse of the original front entrance porch as a downstairs WC is inspired and becomes a wonderful feature, while retaining a nod to the property's historic roots, the woodburner in the lounge fosters a sense of warmth and cosiness which perhaps a historic property such as this can only truly provide.

Currently enjoyed as a 4 bedroom country home, Valley View has a unique and individual layout, perfectly engineered for modern family living, with generous room sizes, superb fixtures and fittings. That the stunning, glass fronted gable affords incredible outlooks is immediately apparent, with the 3-sided fireplace feature as a great centrepiece too.

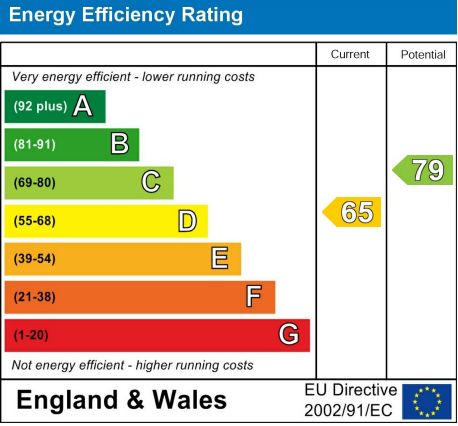
At the same time, to the outside the property has been treated to a comprehensive upgrade, with outdoor leisure space beautifully finished in quality materials, there is extensive parking provision accessed via a private gated entrance and of course, perfectly curated spots from which to enjoy those jaw-dropping views stretching to Manchester City Centre and beyond.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Downstairs WC, Dining Room, Spacious Open Plan Living / Entertaining / Reception, Breakfast Kitchen, Rear Hall, Utility Room, Bedroom 2, Dressing Room, En-Suite Shower Room. Off the first floor Galleried Landing is the outstanding Master Bedroom Suite with Balcony affording stunning panoramic southerly views, Dressing Room and En-Suite Bathroom. Separately off the Galleried Landing, the Inner Landing leads to Bedrooms 3 & 4 and the 4-piece Family Bathroom.

Moving outside, the exceptional provision continues, with beautifully landscaped gardens and grounds by Hutt Nutt, including a pagoda with dining and entertaining space, extensive patios, seating with firepit, raised beds and planters, feature walling and sculptural installations, fencing and screening and of course, ample parking within the private gated driveway.

Set within almost 8 acres in all, Valley View Farm is well served by local bridleways and walks, including the Pennine Bridleway Cobblestone Loop, which passes partly along Gincroft Lane itself. In terms of locale, there is good access to nearby village amenities in Edenfield. The comprehensive town centre amenities of Rawtenstall are just a few minutes further by car or bus, but despite being within easy reach of local services, the property's location really does provide a peaceful sense of secluded tranquillity.

In no way can a written description nor pictures even, accurately do justice to Valley View Farm. The historic property itself, improvements made and extension added, together with those astounding far-reaching views, make this a glorious, idyllic and exceptional home. For all these reasons, viewing here in person is undeniably essential, to fully appreciate everything the property has to offer.



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 Farrow & Farrow 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.

Entrance Hallway 18'4" x 7'4"

Lounge 15'8" x 17'8"

Open Plan Living 26'9" x 33'2"

WC 6'11" x 5'0"

Dining Room 15'3" x 11'9"

Rear Hall 3'10" x 7'2"

Kitchen/Breakfast Room 15'2" x 14'10"

Utility 10'6" x 7'5"

Bedroom 2 10'0" x 15'0"

Dressing Room 5'0" x 7'8"

En-suite Shower Room 5'3" x 7'7"

Galleried Landing 33'5" x 3'1"

Master Bedroom 15'6" x 13'10"

Balcony

En-suite Bathroom 15'6" x 9'10"

Dressing Room 12'1" x 7'0"

Inner Landing

Bedroom 3 10'9" x 12'1"

Bedroom 4 12'2" x 8'2"

Bathroom 9'1" x 6'6"

Electric Gates & Driveway

Front Garden

Rear Patio with Fire Pit

Side / Rear Garden with Covered

Agents Notes

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