



Callender Street

RAMSBOTTOM

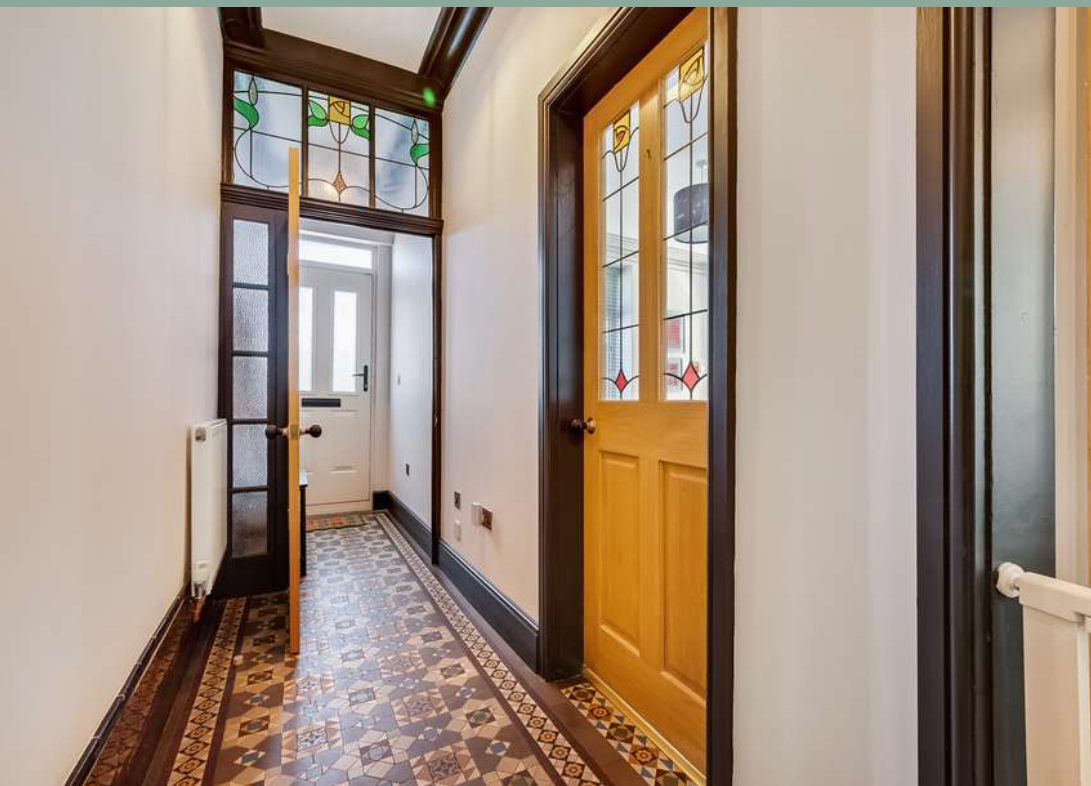


Recently reconfigured to create an exceptional open-plan living space, No. 25, Callender Street is a characterful and beautifully presented home where original period detail meets considered contemporary design. Generous, versatile and filled with natural light, this distinctive property offers stylish family living across three floors, together with far-reaching countryside views from its peaceful Ramsbottom setting.

Style With Character

With parking available in the garage, which features solar panels to its roof alongside an EV charging point, stone steps lead up to the front door, where etched windows invite light through to the porch, whose high ceiling amplifies the airy feel. A handsome, original internal door with elegant stained-glass transom creates a sense of separation between the outside world and within, continuing through into the main entrance hallway.

Dramatic blue-black architraves and coving add grandeur, also adorning the archway ahead whilst Minton tiling underfoot evokes the heritage of the home for a real sense of arrival.



Open Plan Living

From the entrance hallway, a single elegant doorway opens into an impressive open-plan living space, thoughtfully arranged into distinct areas for relaxing, dining and cooking. The reconfiguration has created an easy sense of flow throughout the entire ground floor, whilst retaining the period character and individual identity of each part of the room.

Beautiful herringbone flooring now continues throughout the lounge, dining area and kitchen, visually drawing the entire space together.

Turning to the left, the lounge provides a warm and inviting place in which to unwind. Soft neutral walls, original detailing and richly layered coving are complemented by a log-burning stove set beneath a robust stone mantel. Large stained-glass windows draw in the light and frame views towards the surrounding countryside. The uninterrupted wall space enhances the sense of enclosure and allows the lounge to feel both defined and effortlessly connected to the wider room.

At the heart of the space, the dining area offers generous proportions for family meals and entertaining, illuminated by two large windows. Deep windowsills and exposed ceiling beams offer a reminder of the home's sturdy stone-built heritage.





Designed for Modern Life

To the rear, the kitchen has been comprehensively redesigned as a stylish and sociable hub. A substantial central island, finished in a rich red tone with brass handles, provides plentiful preparation space, storage and relaxed seating, with a sleek induction hob integrated into the worktop. Crisp white cabinetry and pale work surfaces keep the room feeling light and contemporary, whilst recessed lighting enhances the clean, streamlined finish.

Whether cooking, hosting friends or simply enjoying everyday family life, the open arrangement allows each area to work independently whilst remaining effortlessly connected. A stable-style door leads out to the side garden, drawing the eye towards the greenery and far-reaching views beyond.



Practical Places With A Touch Of Prestige

Accessed from the rear of the kitchen, the utility room keeps clutter concealed, with further worktop space and storage, alongside a sink and plumbing for a washing machine. Tucked away to one side of the room, a door opens to reveal a beautifully decorated downstairs WC where a pop of cheerful mustard yellow to the lower wall panelling brings a splash of sunshine, harmonising with the whimsical tone of the scale-patterned splashback to the wash basin.

Back in the entrance hallway, a striped, monochromatic, woven-wool carpet runner guides you up the staircase to the first-floor landing, where deep, recessed shelving to the left is ideal for storing books.





Bathed In Light

Next on the left, freshen up in the bathroom, flooded with light, and tiled to the floor and lower walls. Warmth emanates from the heated mirror, whilst a spa-bath is adorned with light from the large, stained-glass window which offers enchanting views out over the fields. Alongside a traditional Burlington wash basin with vanity unit storage beneath, the bathroom houses a separate shower.



At the end of the landing, arrive at a spacious and light-filled double bedroom, with charcoal panelling to one wall and views out over the fields to the side. From above, stargaze through the large Velux window in the high ceiling. Exposed stonework adds further character to one corner.

And So To Bed...

Returning to the top of the stairs, turn left and continue ahead into the cosily carpeted principal bedroom, where sage green panelling to one wall evokes the countryside views framed by a stained-glass window. Spacious and bright, fitted shelving traverses the angles of the roof pitch – painted in a harmonising sage green, refreshment awaits in the ensuite – tiled underfoot and featuring a walk-in, wet room drench shower, vanity unit wash basin and WC.

Back on the landing, make your way right to discover a third spacious double bedroom, carpeted underfoot and with views out over Callender Street and to the distant hills. Fitted bookshelves once again follow the angle of the roofline to maximise storage.

Finally, discover a fourth bedroom on this level, ideal as a home office, serenely decorated and peacefully looking out over the street to the front.

From this bedroom, carpeted stairs reach up to the loft level, where a wall of stylish sage green fitted wardrobes and drawers provide an abundance of storage. Currently serving as a music room with two large sofas, windows to both sides draw in an influx of light framing exceptional views out over the surrounding countryside and hills. Versatile and inviting, this room could also serve as a dressing room, office space or bedroom.



Out & About

Perfectly positioned just moments from the bustling centre of Ramsbottom, this property offers an enviable lifestyle in one of the North West's most sought-after locations. Frequently featured in the Sunday Times' Best Places to Live, Ramsbottom is renowned for its vibrant community, independent boutiques, and outstanding dining scene.

Stroll through the charming high street, where artisan shops and independent retailers offer unique finds, from handcrafted gifts to stylish home décor. Food lovers are spoilt for choice, with an array of exceptional eateries and welcoming pubs. The Holcombe Tap, widely regarded as Ramsbottom's cosiest pub, provides the perfect setting to enjoy a guest ale by the open fire or a handcrafted cocktail from its curated menu.

For those with a taste for local brews, the Irwell Works Brewery Tap is a must-visit. Here, you can sample classic ales such as Mad Dogs and Englishmen or Costa del Salford, all while soaking up the friendly, laid-back atmosphere that makes Ramsbottom so special.

Surrounded by breathtaking countryside, Ramsbottom is a paradise for those who love the great outdoors. Lace up your walking boots and head for Holcombe Hill, where panoramic views over the valley reward your efforts. Alternatively, explore the scenic trails of the Kirklees Valley, perfect for weekend strolls, morning jogs, or dog walks.

Everyday essentials are easily accessible, with Aldi, Tesco, and Morrisons all close by, ensuring that your weekly shop is never an inconvenience. Families will appreciate the excellent selection of schools, including Hazelhurst Primary, St Joseph's, St Andrew's, Peel Brow Primary, and Woodhey High School, all just a short drive away.

For commuters, Ramsbottom is ideally positioned with seamless access to the M66 and A56, providing quick connections to Bury, Bolton, Burnley, and Blackburn. Whether enjoying the village atmosphere, indulging in the local dining scene, or embracing the nearby countryside, this location offers the very best of town and country living.

In the heart of Ramsbottom, just a short walk from the shops and yet in the embrace of nature, experience the best of both worlds at No. 25, Callender Street.



The Finer Details

- Exquisite Stone End Terrace Home with Garage
- Newly Renovated Open Plan Kitchen / Dining / Family Space
- Stylishly Presented - Move-in Condition
- Four Generous Bedrooms - Principal with Ensuite
- Utility Room & Downstairs WC
- Versatile Living Space Over Three Floors
- Home Office on First Floor
- Supremely Desirable Central Ramsbottom Location
- Council Tax Band C
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 2114 Sq.ft. (196.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



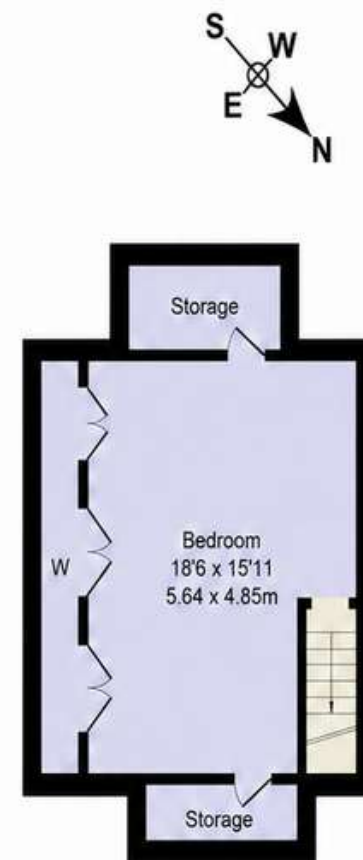
Ground Floor

Approx. Floor Area 912 Sq.Ft



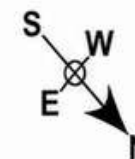
First Floor

Approx. Floor Area 834 Sq.Ft



Second Floor

Approx. Floor Area 368 Sq.Ft



WAINWRIGHTS

ESTATE AGENTS

To view Callender Street,
Call 01204 773556 or email sales@wainwrightshomes.com