



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, BL0 0QX

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. As if it were needed too, the property has recently provided outstanding results as an AirBnB with exceptional reviews and booking rates making additional income highly achievable. All the while, Rawtenstall and Ramsbottom town centres' amenities are just a few minutes away too. Wish you lived here? VIEWING HERE IS ESSENTIAL - Contact Our Rawtenstall Office Exclusively To View - By Appointment Only.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 79        |
| (55-68) <b>D</b>                                   | 65                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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.

Valley View Farm, Edenfield is a home of rare distinction - an exceptional country residence where heritage, design and setting converge in perfect harmony. Tucked away in a truly idyllic rural position, this remarkable home offers a unique opportunity to acquire an aspirational retreat, blessed with breath-taking valley views that have captivated since its origins in the late 18th century. More recently, the property's incredible location has continued to 'wow' a whole new audience as a part AirBnB, gaining outstanding reviews too and demonstrating the excellent potential for income generation if desired.

Constructed in traditional stone and thoughtfully reimagined for contemporary living, the property has been extensively extended and meticulously transformed. It occupies a commanding and highly private position atop Dearden Moor, overlooking Edenfield, Ramsbottom and the far-reaching landscape beyond. Set within approximately eight acres, the sense of space and seclusion is profound, with sweeping panoramic vistas unfolding to the north, south and west.

The current owners have undertaken a comprehensive programme of enhancement, carefully preserving the home's historic integrity while introducing refined, modern finishes. The result is a home of exceptional quality - both timeless and contemporary - offering close to 3,000sqft of beautifully presented living space, complemented by a collection of garden buildings.

From the moment you step into the elegantly finished entrance hallway, the attention to detail is unmistakable. Each room has been thoughtfully designed to maximise light, flow and connection to the surrounding landscape. The principal bedroom suite is a standout example, where expansive views can be enjoyed from the bedroom, private balcony and even the luxurious en-suite bath. Elsewhere, characterful features have been sensitively retained and reimagined - the original entrance porch now serving as a distinctive ground floor WC for example, while the wood-burning stove in the lounge provides a warm and inviting focal point.

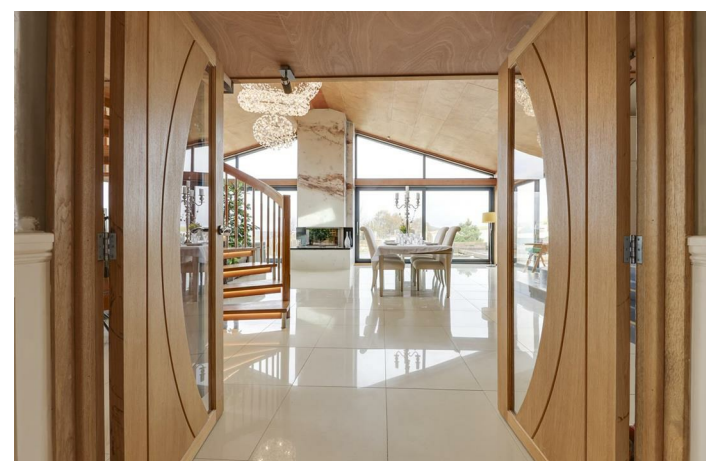
Arranged as a four-bedroom home, the accommodation is both versatile and beautifully proportioned, ideally suited to modern family living. A striking glass-fronted gable frames the landscape beyond, flooding the open-plan living space with natural light, while a contemporary three-sided fireplace creates an elegant centrepiece for both relaxation and entertaining.

Externally, the property continues to impress. The grounds have been expertly landscaped by Nutt Hutt to create a series of outdoor living spaces, perfectly positioned to enjoy the remarkable views. A private gated driveway provides ample parking, while terraces, seating areas and entertaining zones have been crafted with both style and practicality in mind - extending the living experience seamlessly into the outdoors.

Despite its wonderfully secluded setting, Valley View Farm remains well connected. Scenic bridleways and countryside walks are on the doorstep, including sections of the Pennine Bridleway, while the amenities of Edenfield are within easy reach too. The broader offerings of Rawtenstall lie just a short drive away, ensuring tranquillity without compromising convenience.

Valley View Farm is, quite simply, an extraordinary home - rich in history, elevated by design and unrivalled in setting. It truly is a property that must be experienced in person to be fully appreciated.

What3Words: ///above.riches.tile



**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**

**Disclaimer F&C**