Meadow Park

Irwell Vale

Welcome Home

There is something almost magical about the approach to 25 Meadow Park. Arrive on the driveway, generous enough to accommodate five cars with ease, where the double garage sits directly ahead, and a daily arrival is met by mature shrubs and growing trees, creating an entrance that feels like the beginning of a story.

A sheltered porch at the front door offers a welcome buffer from the elements before stepping inside, where the entrance hall opens with an immediate sense of light and space. Natural light is drawn into the hall effortlessly, casting a soft glow over the Karndean flooring that runs underfoot. Neutral walls and generous proportions make this a practical and unhurried space. There's plenty of room to shed coats, kick off shoes, and a large storage closet directly ahead ensures the everyday essentials of a busy household remain neatly concealed.

Gather & Unwind

Turn right from the hall, and the flooring flows naturally into the dining area, where light oak features and neutral tones set a grounding canvas that runs throughout the home. The room is generously spacious and encourages the kind of easy, relaxed gathering that a home like this is made for.

To the left, the lounge continues the sense of warmth and light. Soft carpet cushions each step, and a feature wallpaper draws the eye to one wall where a modern feature fireplace sits as the room's natural focal point. A large bay window faces front, and a second window on the adjacent wall creates a dual aspect that fills the space with natural light at almost any hour. There is ample room for generous seating arrangements, and the lounge and dining area converse easily with one another, a layout that lends itself brilliantly to evenings with family and friends flowing naturally between the two.

Orangery Living

From the dining area, a set of bi-folding oak doors opens into the orangery, a room that earns its own moment of appreciation. Windows surround the space on all sides, and Velux windows overhead complete the picture, each one framing its own quiet portrait of the garden beyond, as a curated collection of landscape paintings hung around the walls of an everchanging private gallery.

Currently styled as a children's play space with a dedicated lounge area, it's a beautifully flexible room. Equally suited to summer entertaining when the doors fold back and the garden beckons, or quiet winter afternoons when the light still pours in and the world outside passes by beyond the glass.

Culinary Delights

Back through the dining room, the kitchen opens, recently renovated to a standard that speaks for itself. Light grey L-shaped cabinetry with white countertops and warm oak finishes strike a balance between modern crispness and natural warmth, whilst under-cabinet lighting casts an ambient glow that makes the space feel as inviting after dark as it does on a bright morning. A large window looks directly out over the garden and lawn, bringing the outside in as the day's meals take shape. It is a kitchen designed to be both beautiful and brilliantly functional.

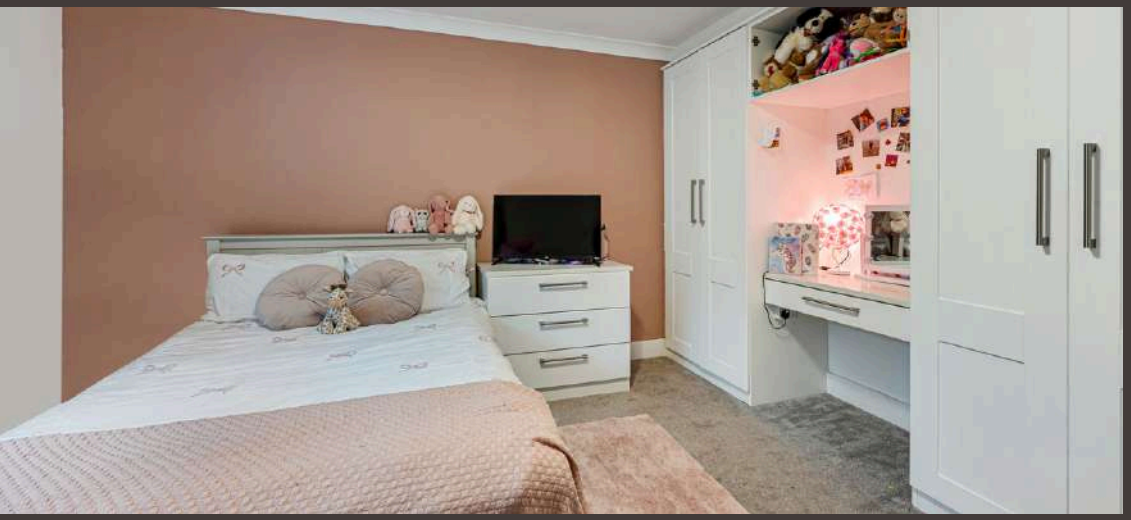
Beyond the kitchen, the double garage offers far more than parking. A door leads directly out to the garden, and the space itself, generous and adaptable, presents real scope for a utility area, a home gym, a workshop, or simply housing the cars with the convenience of direct driveway access. Whatever is needed, this space is ready to rise to the occasion.

Principal Peace

Cross back through the entrance hall and into the sleeping quarters, where the home offers a new layer of tranquillity.

The principal suite is a genuine sanctuary; dressed in blush pinks and grey marble tones, with built-in ambient lighting, overhead lighting and two large windows that together allow the mood of the room to be set precisely as desired. Built-in wardrobes, a media unit, drawers, and dressers line two walls, making this a bedroom that is as meticulously considered in its storage as it is in its style.

The en-suite beyond is equally impressive. Clean white cabinetry lines one wall, with twin sinks set into the worktop. At the far end, a spa-style jacuzzi bath sits as the centrepiece, framed by a stunning feature tile and complemented by an overhead drench shower. Sandy neutrals and cool greys create a tone that is spa-like without effort, a room that does the work of unwinding before you've even drawn the bath.



Rest & Retreat

Bedroom two carries its own quiet charm, dressed in soft lilacs with a similarly peaceful atmosphere. A large window allows natural light to cast across the room, and built-in storage with ambient lighting lines one wall, allowing bespoke mood lighting throughout the day. A feature wallpaper along the bed wall is beautifully framed by cupboards running up and over, a detail that turns a practical necessity into a real design statement.

Bedroom three offers generous floor space, with built-in wardrobes, overhead storage and a large window complemented by an LED mood lighting system that allows the room's character to shift entirely depending on the hour.

Bedroom four is a grounding, restful space with soft carpet caressing each step, warm neutral tones to settle the mood, built-in wardrobes, and a large window ensuring it is every bit as considered as the rest of the home.

Spa Like Soak

The family bathroom completes the picture with the same comfort. Oversized grey tiles run from floor to wall, spotlights illuminate from above, and a window allows natural light to move through the space. A large walk-in shower, built-in cabinetry, a WC, and a sink are all beautifully integrated. This is a space where everything feels personalised, cohesive, and exactly as it should be.

A Growing Garden

Step out through the orangery doors and the garden unfolds in tiers, each level adding a new dimension to the outdoor space. A patio sits directly outside, enclosed by a charming dwarf stone wall and surrounded by flourishing shrubs, a natural seating area that feels both sheltered and connected to the wider garden. The lawn stretches away to the right, bordered by planting that blooms and thrives through the warmer months, whilst the layered structure of the whole space gives it a character and depth that only the most lovingly tended gardens achieve. There is beauty here already, and boundless opportunity to make it even more so.

Out & About

Set within the picturesque village of Irwell Vale, 25 Meadow Park enjoys an enviable position where riverside walks, rolling hills and a strong village community create a lifestyle that feels both peaceful and connected. Tucked between Edenfield, Helmshore and Ramsbottom, this is countryside living with character — yet with everything you need close at hand.

Step outside and you're instantly immersed in nature. Scenic routes follow the River Irwell, linking Irwell Vale with Ramsbottom and Rawtenstall, while woodland trails wind through nearby valleys and up towards open moorland. A short walk takes you towards Snig Hole Park and along the River Ogden, or out across fields and into Dearden Woods, leading to the much-loved local beauty spot known as The Plunge — perfect for picnics, paddling and peaceful afternoons surrounded by birdsong. Wildlife sightings are part of everyday life here, with deer, owls and kestrels regularly spotted in the surrounding landscape.

Golf enthusiasts are exceptionally well placed, with Rossendale Golf Club bordering the area, offering scenic fairways and a welcoming clubhouse just moments away.

Food and drink options add to the area's charm. In nearby Helmshore you'll find well-loved spots including The Cotton House, The Robin Hood Inn and The Village, ideal for relaxed dining or a casual evening drink. A riverside walk will take you directly into Ramsbottom, famed for its thriving food scene, artisan coffee shops, independent boutiques and heritage steam railway. Rawtenstall is equally vibrant, hosting a popular artisan market and home to The Whitaker, an art gallery and museum set within beautiful grounds. Edenfield village offers a warm community feel, with The Coach at Edenfield a firm favourite, while Friday and Saturday evenings at Dearden Wood Campsite bring woodfired pizza beneath the trees — bring a blanket and dine under the stars.

Everyday amenities are easily covered in Edenfield and Ramsbottom, with local butchers, bakers, a chemist, hairdressers, takeaways and artisan cafés reinforcing the ease of village life. The refurbished co-operative building in Edenfield hosts music, arts and community events and forms part of the Rossendale Arts Trail, further strengthening the area's cultural identity.

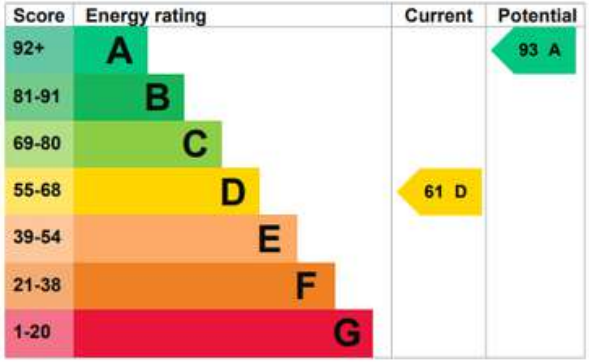
Families are well supported by excellent schooling options. Primary provision includes Edenfield C of E Primary School and Broadway Primary School, both highly regarded, while secondary education is offered by Bacup & Rawtenstall Grammar School and Haslingden High School and Sixth Form. Additional nurseries and independent options are available across the neighbouring towns. For those with equestrian interests, nearby livery stables with an indoor school and horse walker are within easy reach.

Commuters benefit from bus links running through Edenfield towards Manchester, including services into Deansgate, while Ramsbottom, Rawtenstall and Bury provide wider transport connections. The motorway network is also easily accessible for travel across the North West.

With riverside walks, rolling countryside, vibrant neighbouring towns and strong community spirit, Meadow Park offers a lifestyle defined by nature and connection — a rare opportunity to enjoy village tranquillity without sacrificing convenience.

The Finer Details

- Spacious Four Bedroom Bungalow
- Four Double Bedrooms Complete with Built-in Wardrobes
- Dual Aspect Lounge with Bay Window and Focal Fireplace
- Sleek Modern Kitchen with Breakfast Bar & Garden Views
- Three Receptions Rooms Including a Light-Filled Conservatory
- Driveway for Five Cars & Double Garage
- Freehold
- Rent Charge £25 per Annum
- Rossendale Council Tax Band F



Total Approx. Floor Area 2274 Sq.ft. (211.3 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 2274 Sq.Ft

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To view Meadow Park,
Call 01204 773556 or email sales@wainwrightshomes.com