



# Parkinson Fold Farm

EWOD BRIDGE



# A Hidden Haven

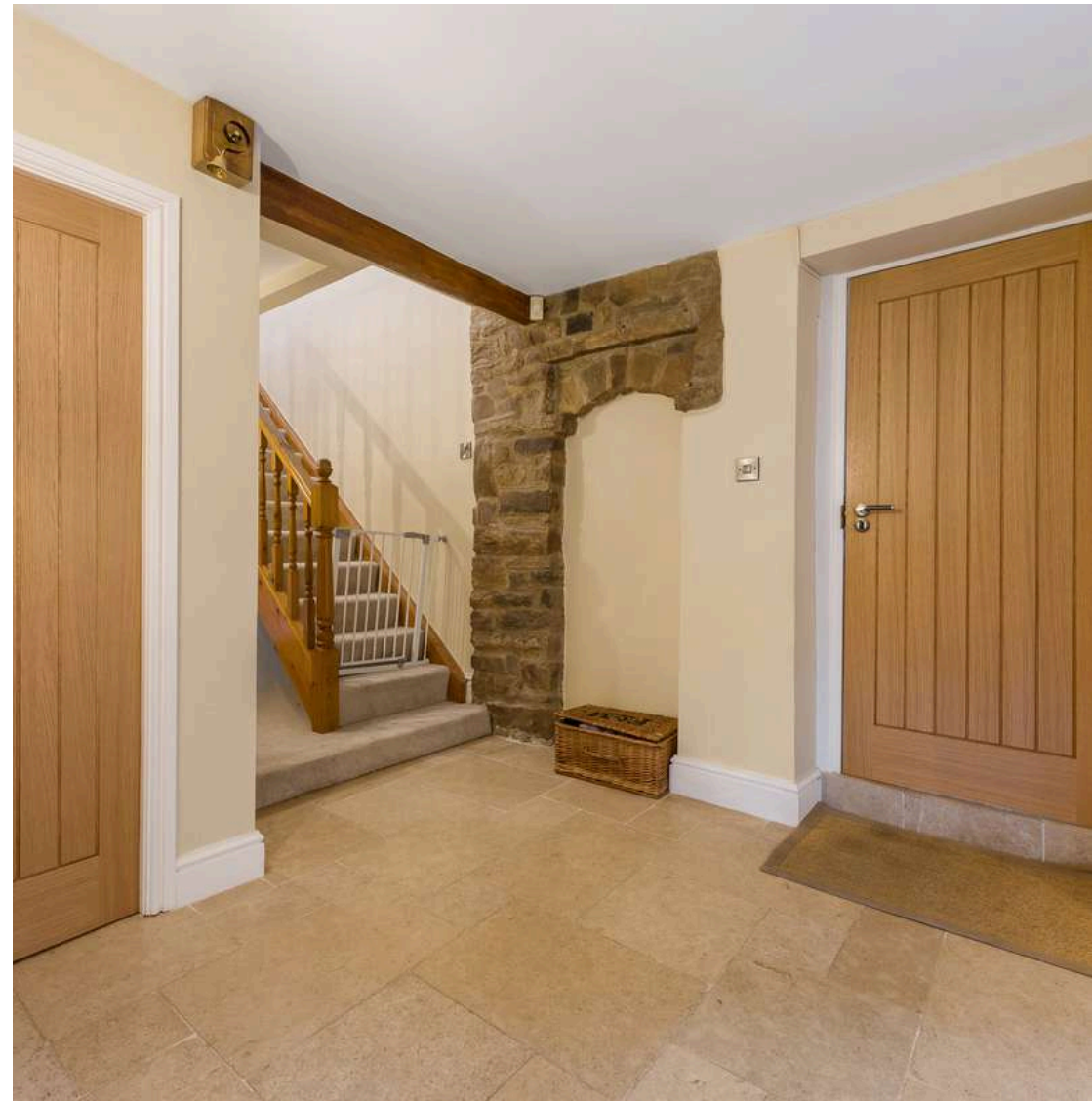
Tucked quietly off Irwell Vale Road, Parkinson Fold Farm reveals itself only to those who know where to look. Down a private, leafy lane, just far enough from the world to feel like a secret, there's ample parking and a private garage waiting to make the perfect homely arrival.

York stone steps guide the way to a wide, window-wrapped porch where sunlight drifts freely across practical French limestone flooring. This bright antechamber feels both purposeful and poetic, a space for coats, boots, umbrellas, and stories to be dropped at the door. Glimpses of the garden flicker through the glazing, linking the outdoors to the warmth inside even before stepping across the threshold.



# Welcome Home

Once inside, the hallway stretches generously ahead. Exposed stonework catches the light in soft, shifting tones; wooden beams cast gentle shadows overhead; the clean, neutral palette adds a soft, spa-like stillness. A dedicated nook, bathed in daylight from a side window, serves as the perfect resting place for everyday belongings. Space, character and tranquillity intertwine in this first chapter of the home.



# Culinary Delights

The kitchen delivers a warm-hearted blend of farmhouse charm and modern style. Cream shaker cabinetry and wooden worktops sit beneath overhead beams, while metro tiles trace the walls with subtle cottage rhythm. A long rear window runs almost the full width of the room, unfolding uninterrupted views of the garden's shifting colours throughout the seasons.

Tucked around the corner, the dining area rests beneath spotlights and a panel of exposed brick, an intimate nook ready for morning chatter, evening unwinding, and the clink of shared dishes.

A step upward leads to a generously proportioned utility room where the calm scheme continues. Wood-panel accents and another wide garden-facing window bring an unexpectedly serene quality to this hardworking space. Behind a charming latch door, a deep pantry waits, perfect for linen, provisions, or those secret household treasures that deserve a place of their own.





## Light-Filled Lounge

The lounge unfolds with a sense of occasion. Dual-aspect windows draw light from two directions, filling the room from early morning to soft dusk. At the centre, a handsome log burner sits beneath its wooden mantel, anchoring the space with warmth and calm. Plush carpet cushions each step, beams line the ceiling with gentle heritage, and a seamless view to both gardens dissolves the boundary between inside and out.



A slight step leads to the snug, a room wrapped in tranquillity. Neutral tones, plush carpet, and a beautiful, exposed stone wall create a nest-like escape. A glazed door pours in natural light, while York stone windowsills whisper of the house's craftsmanship. This peaceful hideaway seems purpose-built for stories, music, gentle conversations, or simply the pleasure of stillness.



## Rest & Retreat

Ascending the staircase, a bright and generous landing reveals itself, with daylight streaming through two windows. Exposed beams and soft magnolia tones lend a cottage-like charm, while the spacious layout provides a practical flow between rooms, perfect for busy mornings or slow, drifting evenings.

Bedroom three welcomes with herringbone flooring, fitted wardrobes and an elegant en suite defined by metro tiling, calming green tones and refined black accents. A deep bath, framed by stylish screens, promises restful evenings. Its generous proportions make it ideal as a guest suite, older child's room or quiet retreat, with the soft natural light adding a serene atmosphere throughout the day.

Bedroom four, gentle and serene, offers generous space and a peaceful view over the front, ideal for soft furnishings, little imaginations or future versatility. Its simple, airy layout allows for easy reinvention as a nursery, hobby room or tranquil home office.





## Soak & Sleep

The family bathroom glows with marble-effect tiling and gold-veined detail, creating a spa-like haven infused with warm, contemporary elegance. Spacious storage creates room for plush towels, bath treats and everyday essentials, keeping the calm aesthetic uninterrupted.

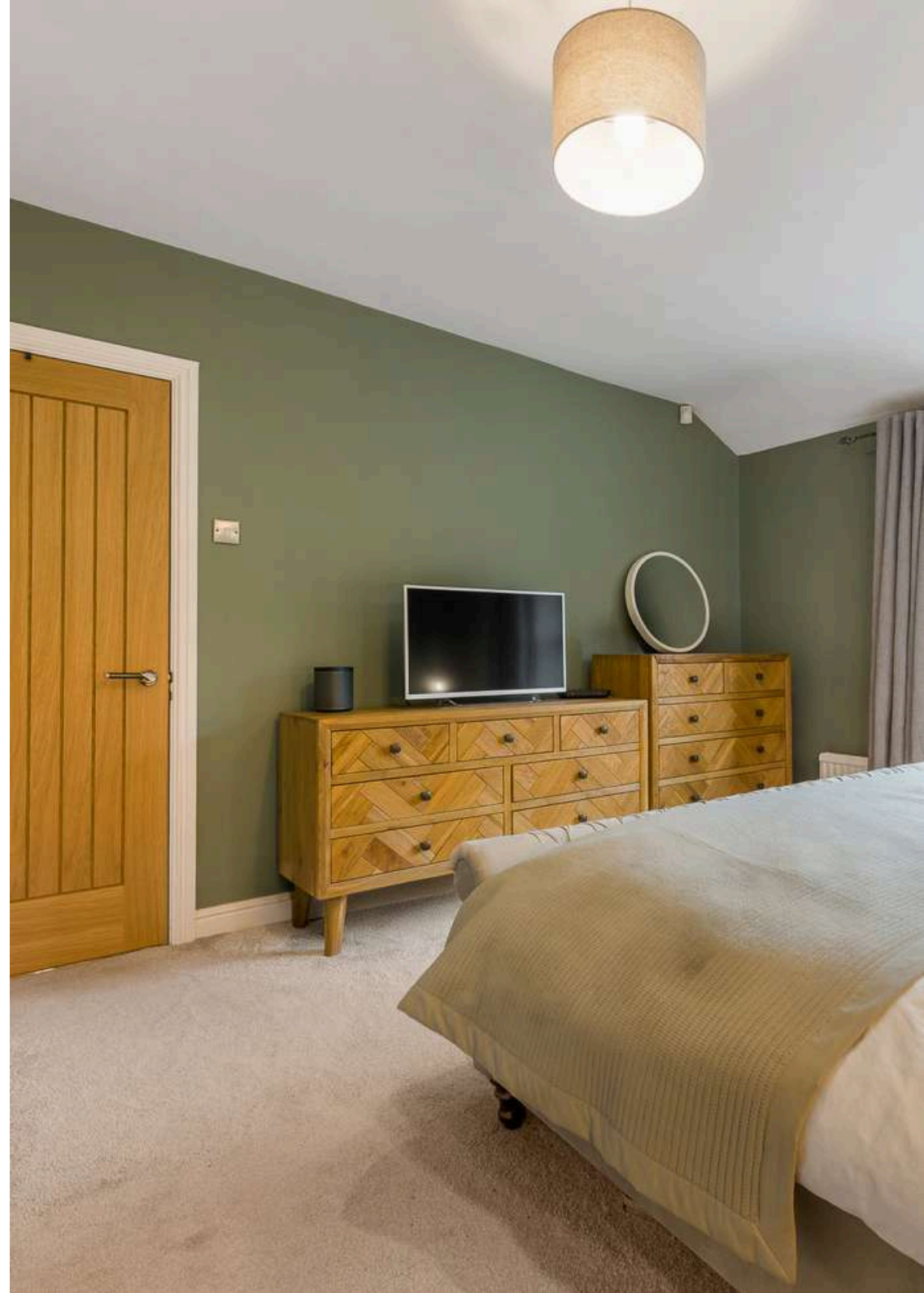
Bedroom two reveals an ensuite sanctuary tiled in oversized stone-marble tones, complete with a walk-in shower and abundant natural light. A gentle step upward leads to the sleeping area, where mirrored wardrobes reflect morning brightness. The elevated layout offers a sense of quiet separation, creating a charming suite-like feel within the home.





# Principal Peace

The principal bedroom stretches widely across the front, enriched with a row of floor-to-ceiling wardrobes, plush carpeting and restful green tones, its window framing the tranquil lane below. Ample floorspace invites the addition of a reading chair or dressing area, enhancing its already soothing ambience.



# A Garden Of Quiet Charm

Outside, refurbished York stone forms a graceful terrace, recently complemented by a corner patio cherished for catching the lingering summer light. Steps ascend to a generous lawn edged by a dwarf wooden fence, a safe, open canvas for family life, creative planting or the beginnings of a self-sufficient plot. A newly built shed and garage-turned-gym extend the home's practical charm.

Riverside paths, woodland trails and views to historic Ewood Hall surround the farmhouse, while heritage steam trains occasionally rumble along the opposite bank, adding touches of whimsy to peaceful days.





# Out & About

Set within a beautiful rural pocket between Edenfield and Helmshore, and next to Rossendale Golf Course, Parkinson Fold Farm enjoys a setting that perfectly balances countryside living with vibrant village life. This is a location where open landscapes, strong community spirit and everyday convenience come together effortlessly.

Step straight from your doorstep and you're surrounded by walking routes in every direction. Footpaths lead across open fields and rolling moorland, through Dearden Woods and on towards the much-loved local beauty spot The Plunge, ideal for picnics, paddling and peaceful afternoons immersed in nature. Wildlife is part of everyday life here, and the changing seasons bring new colours and textures to the landscape year-round.

Food and drink are a real highlight of the area. Helmshore has numerous places to enjoy, including The Cotton House, The Robin Hood Inn, The Village and is a short walk away. Walk up the River Ogden to Snig Hole Park or walk directly through to Ramsbottom or Rawtenstall along the River Irwell. Rawtenstall has a popular artisan market with numerous independent food stands. Edenfield village itself offers a warm, welcoming atmosphere, with The Coach at Edenfield a firm local favourite for everything from cosy brunches to relaxed evening dining. On Friday and Saturday nights, a walk across the fields leads to Dearden Wood Campsite, where woodfired pizzas are served beneath the trees, simply bring a blanket and enjoy dining under the stars.

Edenfield is a village with a genuine sense of community. Everyday amenities include local butchers, bakers, a chemist, hairdressers, takeaways and an artisan café, all reinforcing the ease of village life. The refurbished co-operative building nearby is home to a music school, beauty salon and arts and events space, while the village proudly sits on the Rossendale Arts Trail. Stocks Cottage has previously opened its doors as a gallery during Arts Trail weekends, adding to the area's creative spirit. At Christmas, traditions shine, with brass bands and carols around the tree at the village church bringing neighbours together.

Beyond the village, there's plenty to explore. Ramsbottom is just a short drive away and renowned for its independent shops, artisan bakeries, cafés and thriving food scene, alongside the heritage steam railway and Theatre Royal. Rawtenstall offers further cultural interest, including The Whitaker art gallery and museum, while Bury provides comedy, theatre and live music at The Met, as well as the world-famous Bury Market.

Families are well supported with excellent schooling options nearby. For primary education, comfortably falling within the catchment area for Edenfield C of E Primary School and Broadway Primary School, which are both Ofsted rated 'Outstanding'. Secondary education is provided by Bacup & Rawtenstall Grammar School and Haslingden High School and Sixth Form, with selective options also accessible in the surrounding towns. For those with an interest in riding, nearby livery stables with an indoor school and horse walker are within walking distance.

Commuters are well connected, with bus links running from Edenfield through to Manchester, including services to Deansgate, while Rawtenstall and Bury provide wider transport connections for travel across the region.

Surrounded by open countryside yet close to thriving villages and towns, Parkinson Fold Farm offers a lifestyle rooted in nature, community and connection, a rare opportunity to enjoy peaceful rural living without feeling remote from everything that matters.



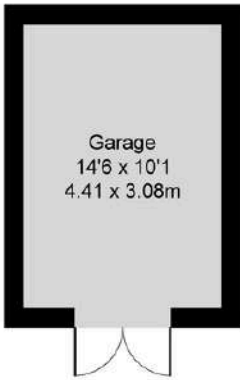
# The Finer Details

- Character Farmhouse Tucked Along a Private, Leafy Lane
- Beautifully Blended Period Features with Modern Comforts
- Farmhouse Kitchen with Shaker Units, Utility & Garden Outlook
- Light-Filled Lounge with Log Burner & Dual-Aspect Views
- Four Bedrooms Including Two Stylish En-Suites
- Spa-Inspired Family Bathroom with Marble-Effect Finishes
- Landscaped Gardens with York Stone Terraces & Large Lawn
- Garage & Ample Private Parking
- Freehold
- Rossendale Council Tax Band E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

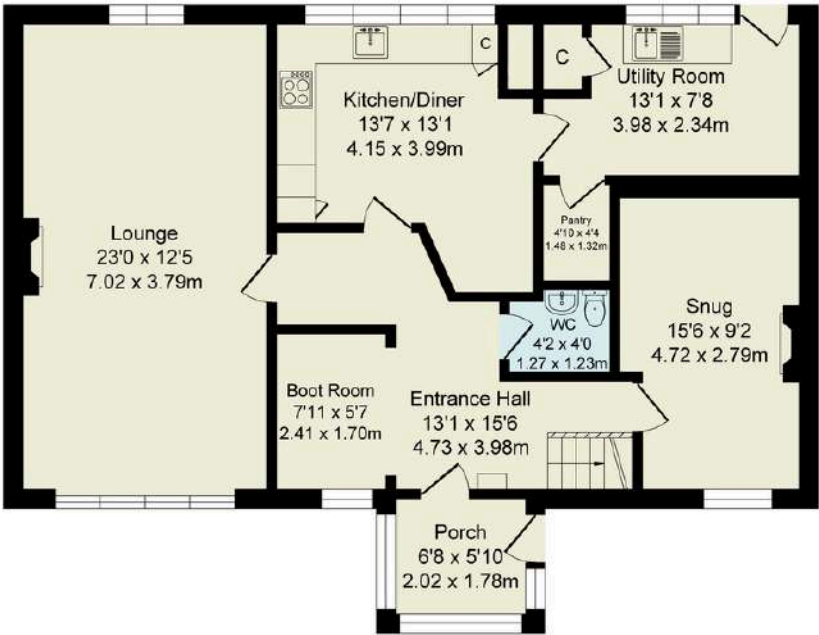
Total Approx. Floor Area 2110 Sq.ft. (196.1 Sq.M.)

Surveyed and drawn by Len 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.



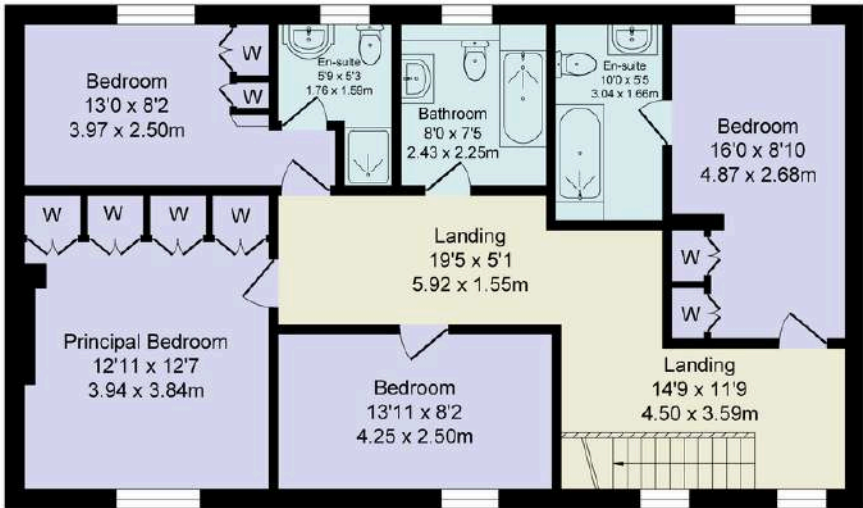
Garage

Approx. Floor  
Area 145 Sq.Ft  
(13.5 Sq.M.)



Ground Floor

Approx. Floor  
Area 977 Sq.Ft  
(90.8 Sq.M.)



First Floor

Approx. Floor  
Area 988 Sq.Ft  
(91.8 Sq.M.)

# WAINWRIGHTS

ESTATE AGENTS

**To view Parkinson Fold Farm,**  
Call 01204 773556 or email [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)