

£450,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- Stunning Four Bedroom Cottage
- Fabulous Frontal Views
- Spacious Lounge & Dining Room with feature fireplaces
- Modern Fitted Dining Kitchen & Sitting Room
- Off Road Parking To The Front For 3 Cars
- Basement for storage & Utility Area
- Stunning Three Shower Room & En-Suite Bathroom
- Large Conservatory Extension
- Front Porch & Hallway
- EPC Rating - D
- Well maintained Front & Rear Gardens
- Gas Central Heating & Double Glazed Throughout
- Viewing highly recommended and is strictly by appointment only

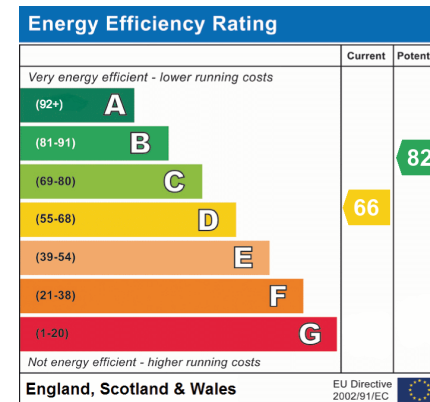
Summary of Property

**** STUNNING OPEN VIEWS ** PARKING FOR UP TO 3 CARS ** 3 RECEPTION ROOMS & CONSERVATORY EXTENSION **** This is a unique opportunity to purchase a Former Mill Owners Residence. Built by the Ramsbottoms' of Lodge Mill, Turn Village Edenfield in 1860. A most delightful period property providing spacious family accommodation including light and airy good sized rooms, nicely laid out and ideal for family living. Spanning 1600 square feet the property is deceptively spacious and retains many character features/period charm. Dating from 1897 the accommodation has been lovingly restored to combine original features with modern aspects. Traditional window paneling. Deep skirtings. High ceilings. Original floor tiling to Reception Hall and Living/Dining Room. Original pine floor boards to Lounge and upstairs rooms. Elegant Reception Rooms.

This period home features an entrance porch, entrance hallway, a spacious lounge with feature fireplace, separate dining room with feature fireplace, conservatory, sitting room open plan modern dining kitchen. The lower ground floor is a cellar, currently used as a utility room. The first floor encompasses four double bedrooms with en-suite bathroom to the main and a generously sized modern shower room. The residence boasts full UPVC double glazing and is heated by gas central heating.

Non-overlooked to the front or rear, the property benefits from a good sized private garden to the front enjoying fabulous, panoramic, rural views onto open fields/countryside, with Ramsbottom, Peel Tower and Musbury Torr in the distance. The most spectacular sunsets can be enjoyed from this property throughout the year. A large stone patio is enclosed to the rear and provides good space for outdoor furniture and great scope for evening entertaining. The original washhouse is accessed from this patio and is ideal for outdoor storage.

Situated within a prime location on the borders of both Rossendale and Ramsbottom, convenient for commuting to Manchester, Bury, Norden and Rochdale and just a short drive from the motorway network. This superb location combines convenience with tranquillity, is well regarded and highly sought after. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.



Local Authority

Rossendale Council
Band E
Tax Band Amount: £2823.16

Room Descriptions

Ground Floor

Front Porch

Double glazed windows, tiled flooring and ceiling point.

Hallway

Incorporating original floor tiles, traditional doors to rooms off, staircase to first floor.

Lounge

UPVC double glaze front window, gas coal effect fire with marble surround, radiator, wall lights, ceiling coving, ceiling rose and ceiling point.

Dining Room

UPVC double glazed rear window, gas coal effect fire with feature wooden surround, wall lights, radiator, ceiling coving, ceiling walls and ceiling point..

Sitting Room

Double glazed front window, radiator, wooden flooring and ceiling point.

Dining Kitchen

A fabulous country kitchen fitted with range of base and wall units in cream finish with quality working surfaces, central island with granite worktop, electric cooker with firing electric hob, integrated dishwasher, integrated Bosch microwave, fridge freezer, open to dining area, outlook to rear.

Conservatory

UPVC double glazed windows and UPVC double glazed French patio doors, power points and wall lights.

Rear Porch

Timber back door.

Lower Ground Floor

Cellar

With window to front, , plumb for washing machine and water supply.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed windows, radiator, original wooden flooring, fitted wardrobes, ceiling coving, ceiling walls and ceiling point.

En-Suite Bathroom

A modern four piece white bathroom suite comprising of a tiled Jacuzzi bath with shower above, wash hand basin, bidet, low level WC, part tiled walls, ceiling spotlights, wall light, towel radiator and UPVC double glazed rear window.

Bedroom

UPVC double glazed front window, radiator, original wooden flooring, fitted wardrobes, cast iron fireplace and ceiling coving, ceiling rose and ceiling point

Bedroom

UPVC double glazed rear window , ceiling coving, ceiling rose and ceiling point.

Bedroom

UPVC double glazed front window, original wood flooring, radiator and ceiling point.

Family Shower Room

A modern three piece white suite comprising of a walk-in shower unit, wash hand basin with storage covered underneath, low level WC, parts tiled walls, tiled flooring, combi boiler, towel radiator, extractor unit and ceiling spotlights.

Outside

Gardens & Parking

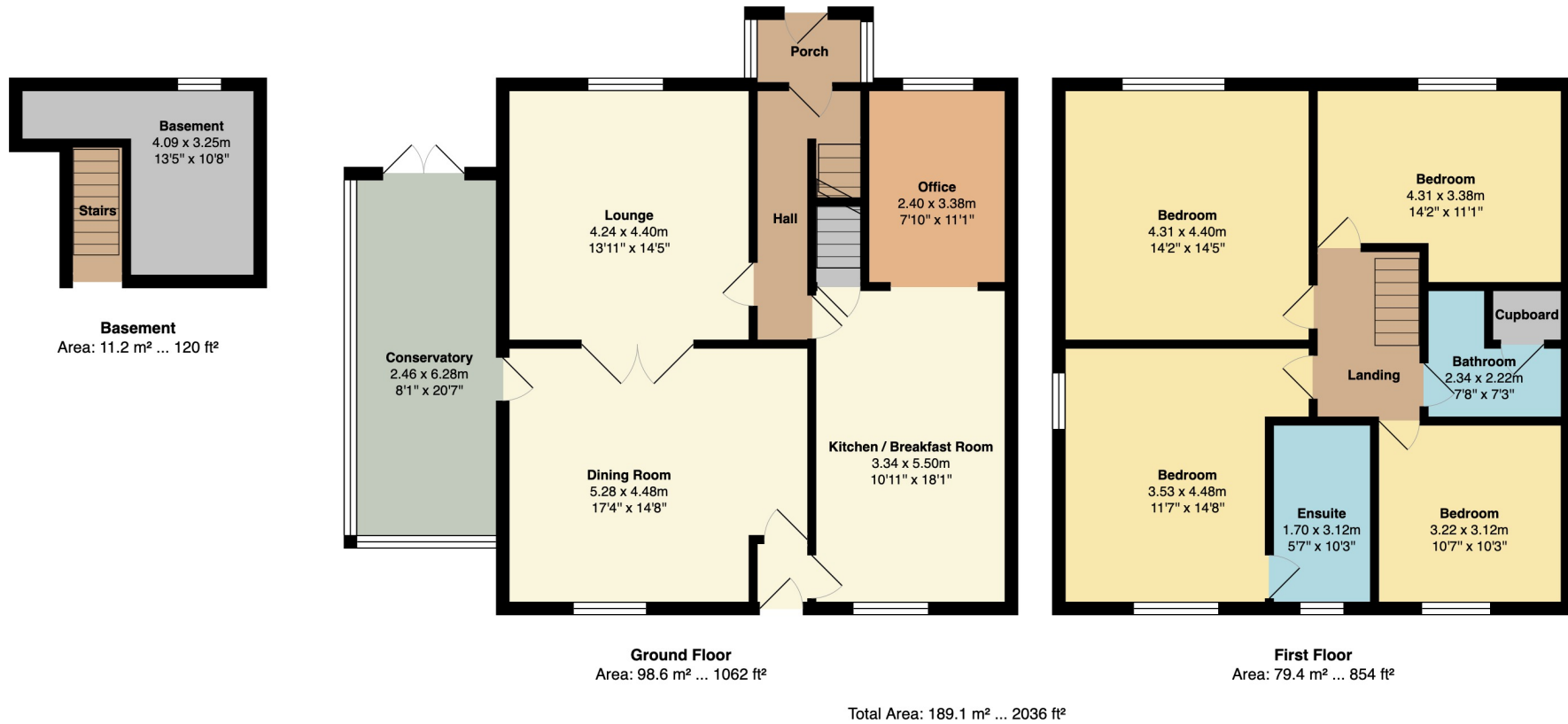
Front: Flagged pathway, well maintained lawn area with established borders and shrubs.

Rear: A large stone patio is enclosed to the rear and provides good space for outdoor furniture and great scope for evening entertaining. The original washhouse is accessed from this patio and is ideal for outdoor storage.

Parking: To the front for up to 3 cars.



Floorplan



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.