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Market Street, Edenfield

## Description

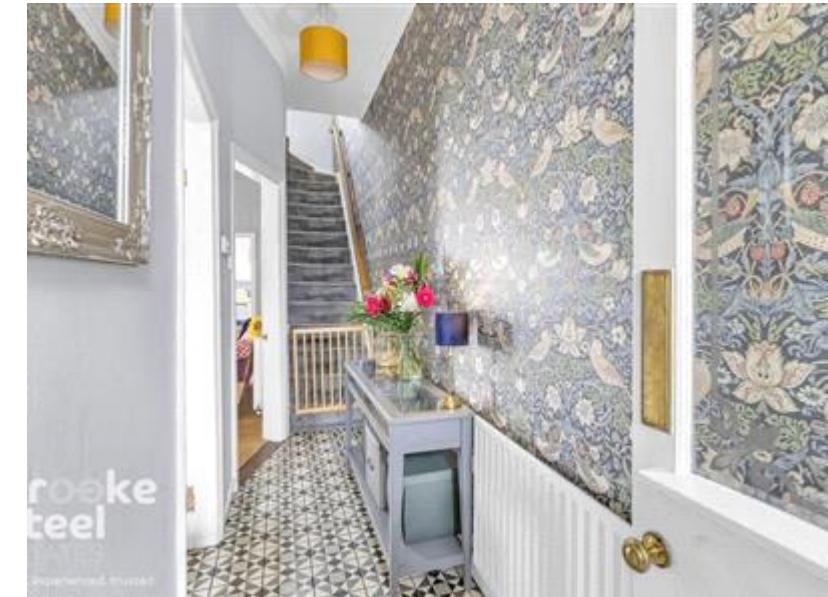
A truly charming and deceptively spacious 950 square foot Victorian stone cottage, this beautifully presented home blends period elegance with contemporary finishes and boasts a substantial rear garden, a rarity for properties of this style.

Situated in the heart of Edenfield Village, the home is garden-fronted and full of character, with tall ceilings, original features, and thoughtful modern touches throughout.

Step through the porch and into a welcoming hallway, where a striking staircase draws your eye. The front-facing lounge offers a peaceful retreat with a feature fireplace, stripped and varnished wooden flooring, and ornate coving, while the second rear reception room provides a cosy yet versatile space for dining/working or entertaining alike. French doors open onto a private stone-paved courtyard, leading to a surprisingly generous lawned garden with raised patio seating and a pergola—perfect for relaxing or hosting.

The extended fitted kitchen is both stylish and functional, with shaker-style units, blue-and-white feature tiling, appliances, and ample workspace—ideal for home cooks and busy households alike.

Upstairs, the bright landing leads to two impressive double bedrooms. The primary bedroom to the front is particularly spacious with plush grey carpet and elegant décor proving views beyond. To



the rear, the second bedroom enjoys views across the garden and includes a handy workspace nook. The luxurious bathroom features white brick-set tiles, a freestanding roll-top bath with rainfall shower, stylish wash hand basin and a cast-iron style radiator, and a separate WC for added convenience.

Outside, a stone-paved courtyard with a painted brick outbuilding provides useful storage, while beyond the gated stone wall lies the hidden gem—a long, private garden with a lawn, patio area with pergola and mature planting, making this property stand out from the rest.

Council Tax Band: B (Rossendale Borough Council )

Tenure: Leasehold (99 years)

Separate garden to the rear is freehold (separate deeds).

No ground rent has ever been due nor were we ever made aware of the requirement to pay it.

Garden details: Enclosed Garden, Front Garden

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

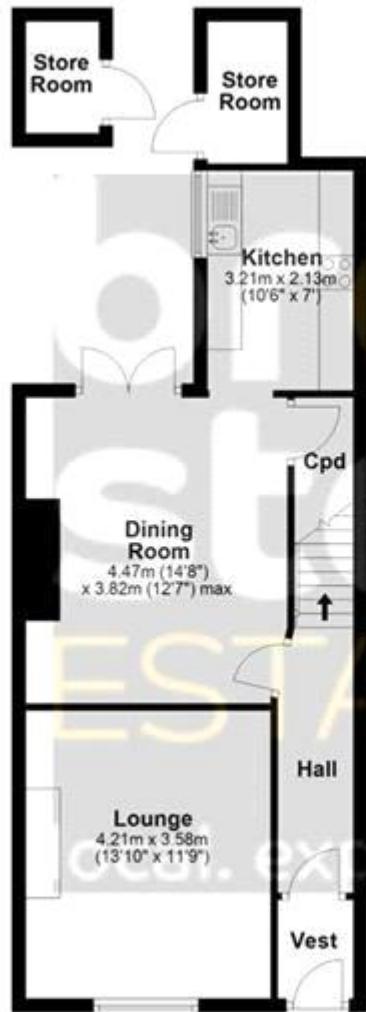
Broadband: ADSL

### **Tenure**

Leasehold

### Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



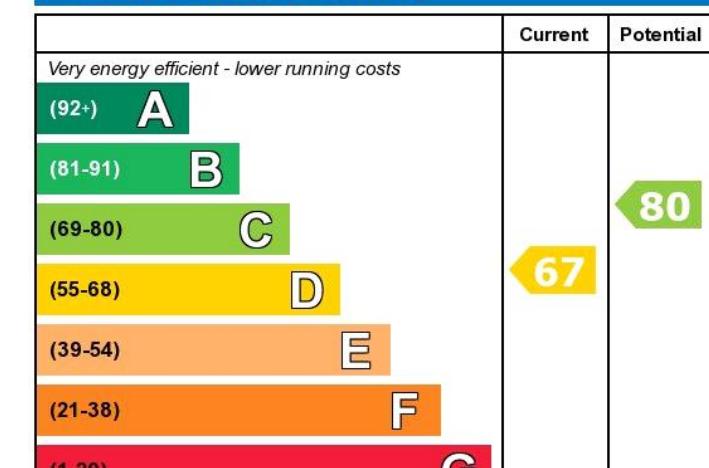
Total area: approx. 95.4 sq. metres (1027.4 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



## Energy Efficiency Rating



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