

**HOLLYBANK, 76 BURNLEY ROAD, EDENFIELD, LANCASHIRE BL0 0HW**

**£380,000**



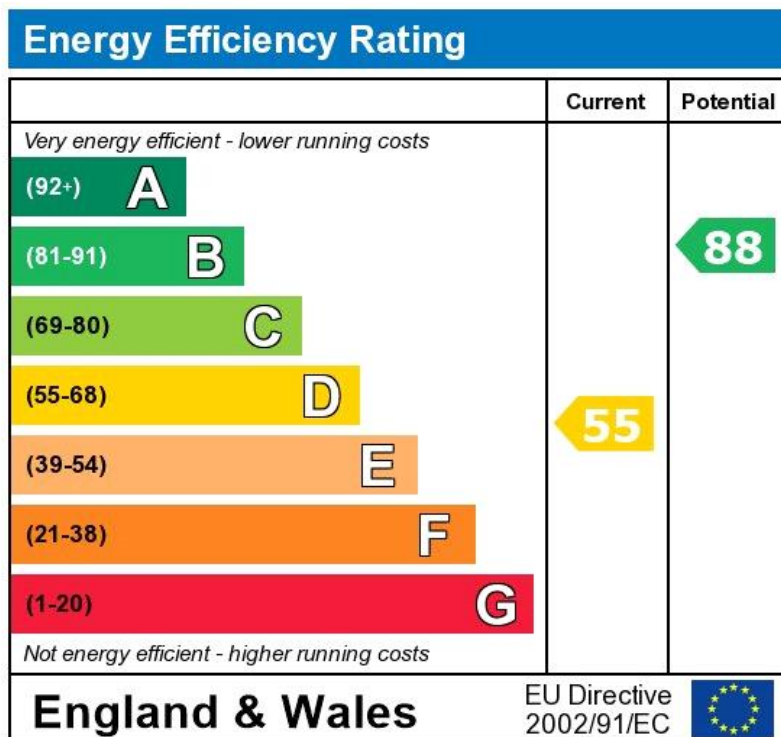
**BURNLEY ROAD, EDENFIELD**

**PROPERTY REFERENCE CODE: RS0005**

# **HOLLYBANK, 76 BURNLEY ROAD, EDENFIELD, LANCASHIRE BL0 0HW**

This charming detached family home offers impressive character, featuring high ceilings and original details, enhanced by updates from the current owners since 2011. With a low-maintenance rear garden, detached garage, driveway & outhouses, it's available with no onward chain. Boiler fitted Oct 2025

- DETACHED HOUSE
- DRIVEWAY
- FOUR PIECE BATHROOM SUITE
- GARAGE
- GAS CENTRAL HEATING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO WOOD BURNING STOVES IN BOTH RECEPTION ROOMS
- HIGH CEILINGS AND PERIOD FEATURES
- ENCLOSED REAR GARDEN WITH MULTIPLE STORAGE AREAS
- DETACHED GARAGE & DRIVEWAY
- LOW MAINTENANCE REAR GARDEN



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## **This property consists of:**

Nestled in the heart of Edenfield village step into this period home. With its welcoming stained glass inner door and tiled hallway, this home exudes character and charm from the moment you enter. The property boasts two generous sized reception rooms, each fitted with a wood burning stove, perfect for those chilly evenings.

The kitchen opens out to a delightful rear garden, complete with decking and low-maintenance artificial grass. It's an ideal space for entertaining or simply unwinding while enjoying the open views. The front garden is equally appealing, enclosed and adorned with vibrant flowers.

Additional features include a garage and driveway parking, offering convenience and ample space for vehicles. This period property also benefits from period features like picture rails and coving, adding to its timeless appeal. A four-piece bathroom suite completes the necessity needed for a family home.

With no onward chain, this property is ready for you to make it your own. Don't miss the opportunity to become part of the delightful Edenfield community. This charming village boasts an outstanding primary school, a well-regarded butcher and bakery, and a cosy drop-off coffee shop. The strong sense of community is highlighted by the superb annual village fête every August, bringing residents together to

celebrate and enjoy this picturesque locality.

### Edenfield Village

Edenfield is a picturesque village nestled in the scenic landscapes of Lancashire between Ramsbottom, Rawtenstall and Norden. Known for its warm and welcoming community, the village offers a perfect blend of rural charm and modern convenience. At its heart is an outstanding primary school, highly regarded for its educational standards and supportive environment.

Edenfield's local amenities include a traditional butcher and a delightful bakery, both of which are cherished by residents for their quality produce and friendly service. The village also features The Drop-Off coffee shop, providing a perfect spot for a morning brew, yoga, Friday night drink or a casual meet-up with friends. The Coach and Rostron Arms are the village pubs. Edenfield Cricket Club is also a great place to meet as is Deardenwood known for Friday night pizza, yoga and other events.

Community spirit thrives in Edenfield, with locals taking pride in their village's vibrant social calendar. A highlight is the annual village fête every August, a superb event that brings the community together with stalls, games, and entertainment for all ages. As is the local Church always putting on family friendly events.

Surrounded by lush countryside, Edenfield offers plenty of opportunities for outdoor activities, including walking trails and scenic spots such as the plunge to explore. Its idyllic setting, coupled with its strong community bonds, makes Edenfield an attractive place to call home.

Council Tax Band: D (Rossendale Borough Council )

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage

Garden details: Enclosed Garden, Front Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

## Ground Floor

### Entrance Vestibule

Composite double glazed frosted stained glass leaded entrance door, cornice coving, encaustic tiled flooring and hardwood single glazed leaded stained glass door to hall.

### Entrance hall

**w: 1.22m x l: 3.35m**

Central heating radiator, cornice coving, picture rail, two feature wall lights, encaustic tiled flooring, door to reception room one and open access to inner hall.

### Lounge

**w: 4.88m x l: 3.66m**

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, cast iron multifuel burning stove, flagged hearth, tiled surround and wood mantel.

### Inner Landing

Stairs to first floor and door to reception room two.

### Dining

**w: 4.88m x l: 4.27m**

UPVC double glazed bay window, four central heating radiators, cast iron multifuel burner, flagged hearth, tiled surround, wood mantel, alcove storage, under stairs storage and door to kitchen.

### Kitchen

**w: 3.96m x l: 1.83m**

Two UPVC double glazed windows, wood panel wall and base units, laminate worktops, range cooker with two hotplates, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher, plumbing for washing machine, integrated fridge, tiled flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

Loft access, smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

### Bedroom 1

**w: 3.96m x l: 3.35m**

UPVC double glazed window and central heating radiator.

### Bedroom 2

**w: 3.05m x l: 2.74m**

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom 3

w: 3.96m x l: 1.83m

UPVC double glazed window and central heating radiator.

### Bathroom

w: 3.05m x l: 1.83m

UPVC double glazed half frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, freestanding roll top ball and claw slipper bath with mixer tap and rinse head, multi jet shower in corner enclosure and extractor fan.

### Externally

#### Rear Garden

Enclosed rear garden with paving, artificial lawn, decking, garage access, two storage sheds and boiler room.

#### Garage

w: 6.1m x l: 3.05m

Roller shutter door, E-CHARGE point, hardwood single glazed window and pedestrian access door.

#### Front Garden

Artificial lawn, gated path and off road parking.

#### Storage Cupboard-External

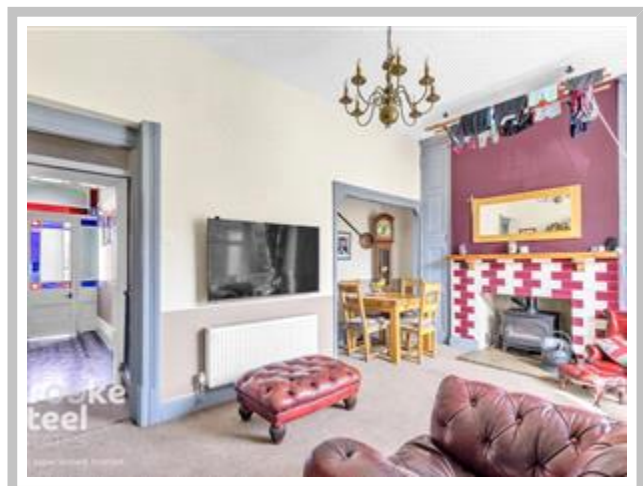
UPVC entrance door, two UPVC glazed windows and high flush WC.

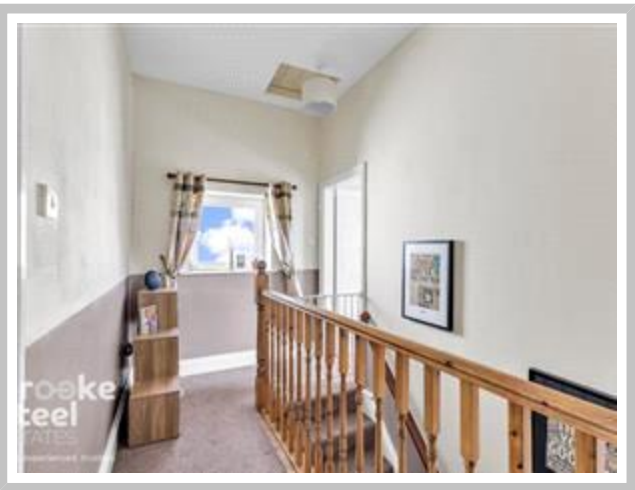
Storage cupboard used for coal. (5'5 x 5') - UPVC entrance door.

Storage cupboard housing wall mounted boiler 4'11 x 3'4- Wall mounted boiler and outdoor tap.

#### Seller's Comments

Having lived her for 14 years. We love this house, especially the high ceilings, the period features, the proximity to family and the children`s schools and the many wonderful countryside walks. We carried out extensive renovation when we first acquired the property to modernise but also retain its original character. The car parking is a big bonus with the double driveway and side parking. There is great scope for a loft extension as the loft is huge or a side extension over the garage.









**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.