



# Bury Road, Edenfield

Offers Over £300,000 Leasehold

**UNDER OFFER**

Charming three-storey period home with two reception rooms and a sunny west-facing patio garden. Full of character with modern touches, featuring a stylish kitchen, versatile basement space, and three bedrooms. Ideally located near Edenfield village with excellent transport links.

Open Plan Kitchen/Diner | Three Bedrooms | Two Reception Rooms | Wood Burner | Three Storey Period Home | Original Character | Well-Designed Kitchen | Versatile Basement | Stylish Four Piece Bathroom Suite | West Facing Rear Patio Garden With Attractive Views | Wood Beams | Basement Space with Utility |

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## Stone Cottage Over Three Levels

A charming three-storey period home featuring two reception rooms and a sunny, west-facing rear patio garden with attractive views.

This traditional stone cottage retains a wealth of original character and is ideally located within walking distance of Edenfield village, with excellent motorway links just minutes away.

Approached via a gated, low-maintenance front garden, the property benefits from modern uPVC double glazing throughout. Stepping through the elegant sage green front door, you are welcomed into a stylish, minimalist lounge complete with exposed oak beams, wooden flooring, and a striking chimney breast—an inviting space perfect for relaxing.

To the rear, the beautifully presented kitchen features cream cabinetry and wooden worktops, complemented by a central island that provides both additional workspace and a sociable area for entertaining.

The basement level, finished with traditional Yorkshire flagstone flooring, offers a versatile second reception room. This garden room can be adapted to suit a variety of uses, such as a games room, playroom, or home bar, and provides direct access to the elevated rear patio. This outdoor space enjoys lovely green views and creates a peaceful setting ideal for relaxing or entertaining. The basement also includes useful storage areas and a practical utility space.

On the first floor, there are three well-proportioned bedrooms and a stylish four-piece family bathroom. The main bedroom benefits from fitted wardrobes, while the second comfortably accommodates a double bed with additional furnishings. The third bedroom, though the smallest, remains a good size and enjoys pleasant rear views. The bathroom has been tastefully designed with ambient lighting and features a freestanding bath, separate tiled shower, WC, and a modern vanity unit with storage.

Immaculately presented throughout, this home is ready to move into and must be viewed to be fully appreciated.

Edenfield is a charming village that embodies warmth and community spirit, and our own estate agency is based here because of this welcoming atmosphere. Nestled in a picturesque setting, it features essential local amenities, including a delightful bakery and a traditional butcher. The drop-off café offers a cosy spot for residents to enjoy a quick bite or a coffee.

Dearden Wood is a popular local venue, hosting



pizza nights on Fridays along with a variety of other events, making it a lively spot for socialising. The Edenfield Cricket Club adds to the village's social fabric, providing a place for food and drinks and fostering a sense of camaraderie among locals.

Families can enjoy the playground, and the bike track specifically caters to children, making it a safe place for them to have fun. The village offers plenty of walking opportunities, including the scenic Plunge and other nearby trails right on your doorstep.

For education, the outstanding Edenfield C of E School and the well-regarded Stubbins School are in close proximity. Edenfield also boasts convenient access to the motorway network, making it easy to reach Rawtenstall, known for its vibrant nightlife, and Ramsbottom, which features an array of cafes and shops. This combination of amenities and community spirit makes Edenfield a fantastic place to live.

**Council Tax Band: C (Rossendale Borough Council )**

**Tenure: Leasehold (837 years)**

**Garden details: Terrace**

**Electricity supply: Mains**

**Heating: Gas Mains**

**Water supply: Mains**

**Sewerage: Mains**

**Accessibility measures: Not suitable for wheelchair users**

#### **Ground Floor**

##### **Living room**

w: 4.57m x l: 5.18m (w: 15' x l: 17' )

##### **Kitchen/diner**

w: 4.57m x l: 4.57m (w: 15' x l: 15' )

##### **Cellar**

##### **Lounge**

w: 4.57m x l: 4.57m (w: 15' x l: 15' )

##### **Utility Room**

w: 2.44m x l: 3.05m (w: 8' x l: 10' )

##### **Cellar**

w: 2.44m x l: 1.22m (w: 8' x l: 4' )

##### **Cellar**

w: 2.44m x l: 1.52m (w: 8' x l: 5' )

#### **SECOND FLOOR:**

##### **Bedroom 1**

w: 3.35m x l: 4.57m (w: 11' x l: 15' )

##### **Bedroom 2**

w: 3.66m x l: 2.13m (w: 12' x l: 7' )

##### **Bedroom 3**

w: 3.05m x l: 2.13m (w: 10' x l: 7' )

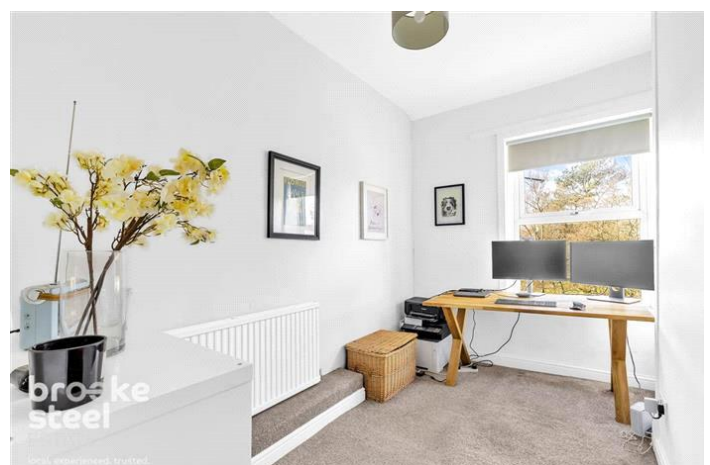
##### **Bathroom**

w: 3.05m x l: 2.74m (w: 10' x l: 9' )

##### **Externally**

##### **Rear Garden**

##### **Seller's Comments**



The house is amazing, it's lovely and really cosy. Only selling as we need a bigger house now. New roof - installed 2025.  
Underfloor heating in the kitchen is lovely - I have checked already that a wood burner can be installed in the front living room. and the kitchen if needs be (but you won't need any more heat in there). There is wood burner in garden room in cellar.  
There is no WIFI connection in the cellar so you cannot get smart meters installed which is a shame.  
Lovely neighbours.  
You don't have access to the neighbours garden but you have right of way.

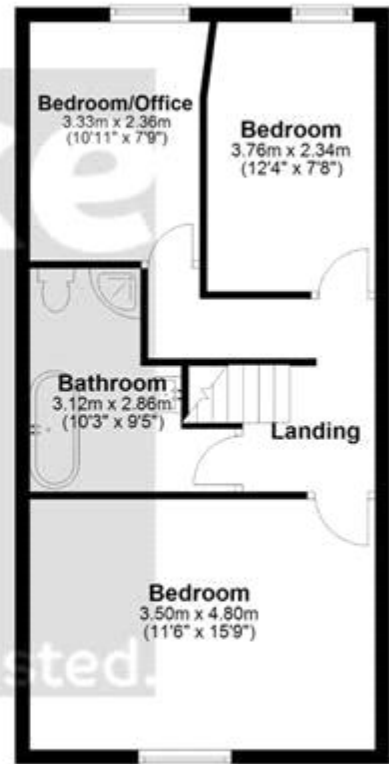
**Lower Ground Floor**  
Approx. 49.0 sq. metres (527.3 sq. feet)



**Ground Floor**  
Approx. 48.8 sq. metres (525.1 sq. feet)



**First Floor**  
Approx. 48.8 sq. metres (525.1 sq. feet)



Total area: approx. 146.6 sq. metres (1577.5 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	82
	EU Directive 2002/91/EC	

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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.