



# Lodge View, Turn Village, Edenfield

**Guide Price £390,000** Leasehold

Stunning 3-bedroom townhouse with panoramic views of Holcombe Hill and Peel Tower. Beautifully renovated, it offers stylish open-plan living, a bespoke kitchen with island, utility room, downstairs WC, media wall fireplace, southwest & 3 ensuites, with waterfall shower in one. Fitted wardrobes.

Driveway & Garage | Envious Views | Three Bedrooms | Three Ensuites | Modern Townhouse | Downstairs WC | No Onward Chain—  
Ready to Move Into | Rear Garden | South West Facing Balcony | Utility Room | Storage Room | Bespoke Kitchen |

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## Stylish Modern Townhouse with Breathtaking Views

This stunning three-bedroom townhouse offers breath-taking panoramic views of Holcombe Hill and Peel Tower. Lovingly transformed by the current owners, the property features a contemporary open-plan living space that, along with the southwest-facing balcony, maximises the spectacular views.

Upon entering the ground floor, you are greeted by a stylish tiled floor that flows seamlessly through the entrance hallway into the utility room, which provides convenient storage and appliance space. The ground floor also includes a downstairs WC with additional storage under the stairs.

The bespoke kitchen is both elegant and functional, featuring an island and seamlessly integrated dining and lounge areas. The lounge boasts a lovely media wall with a fireplace, enhancing the cosy atmosphere. The rear garden complements the property's appeal, making it a perfect home for those who appreciate quality and style.

All bedrooms have their own ensuite with freestanding bathtub in primary bedroom. Waterfall shower installed in what was primary bathroom area. Attractive fitted wardrobes in bedroom areas.

Council Tax Band: E (Rossendale Borough Council )  
Tenure: Leasehold (976 years)  
Ground Rent: £300 per year  
Parking options: Driveway  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### Ground Floor

#### Porch

w: 1.22m x l: 1.52m (w: 4' x l: 5' )

#### Hall

w: 2.13m x l: 4.88m (w: 7' x l: 16' )

#### WC

#### Utility

w: 4.57m x l: 2.74m (w: 15' x l: 9' )

#### Storage Room

w: 4.57m x l: 2.44m (w: 15' x l: 8' )

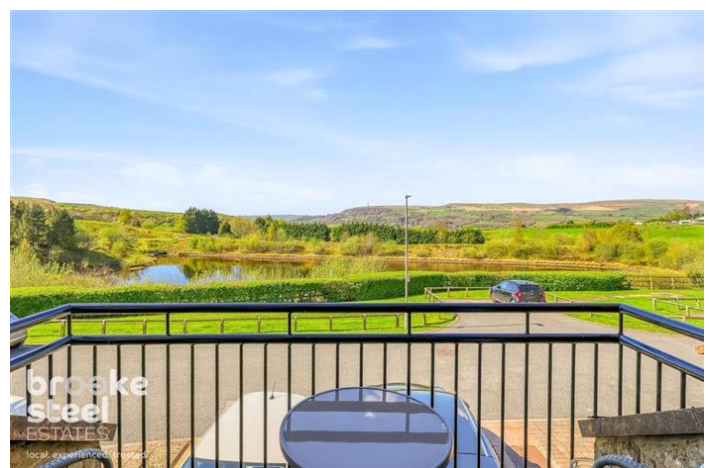
#### Garage

w: 2.44m x l: 4.88m (w: 8' x l: 16' )

### First Floor

#### Landing

w: 2.74m x l: 2.13m (w: 9' x l: 7' )



**Kitchen/Breakfast Room**

w: 3.96m x l: 4.57m (w: 13' x l: 15' )

**Dining Area**

w: 2.74m x l: 2.44m (w: 9' x l: 8' )

**Lounge**

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

**Balcony**

**Second Floor**

**Landing**

w: 2.74m x l: 2.13m (w: 9' x l: 7' )

**Bedroom 2**

w: 3.96m x l: 4.57m (w: 13' x l: 15' )

**En-suite**

w: 2.13m x l: 8m (w: 7' x l: 26' 3" )

**Bedroom 3**

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

**En-suite**

w: 8m x l: 1.22m (w: 26' 3" x l: 4' )

**Third Floor**

**Bedroom 1**

w: 6.71m x l: 3.35m (w: 22' x l: 11' )

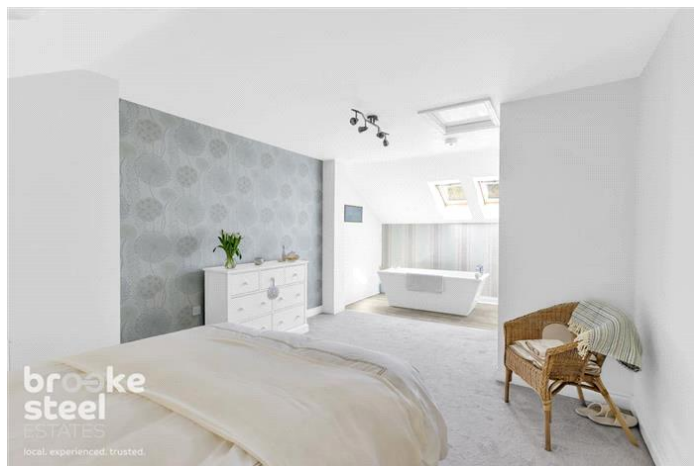
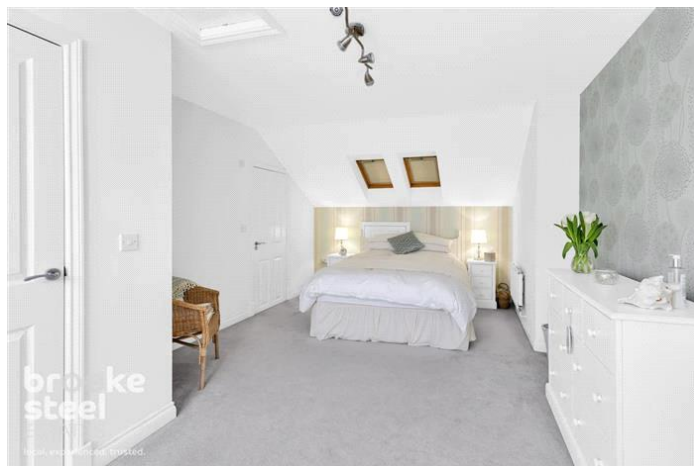
Complete with freestanding bath.

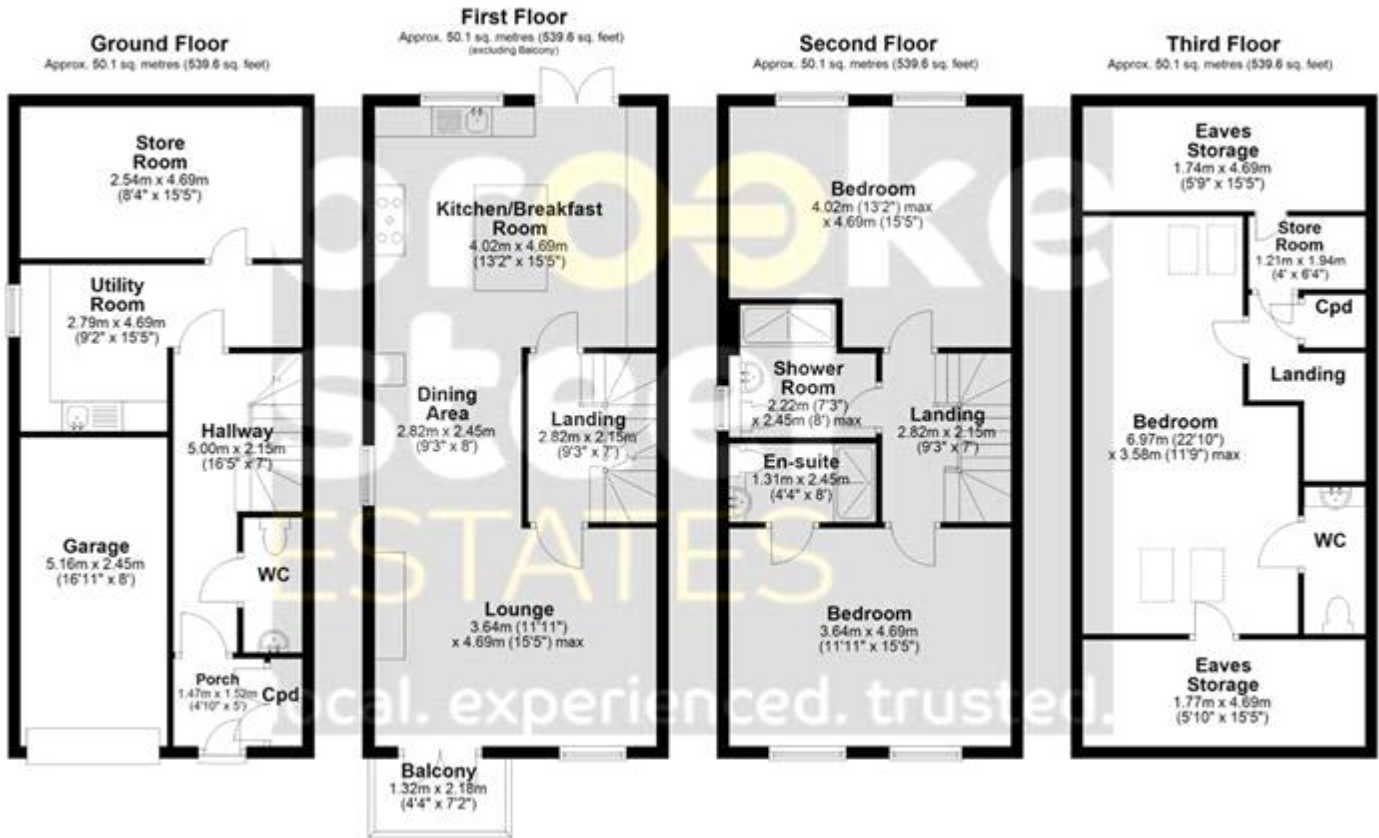
**WC**

**Externally**

**Driveway**

**Rear Garden**

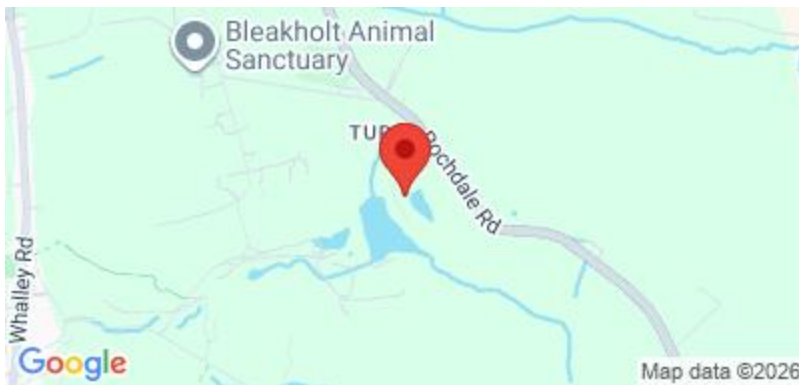




Total area: approx. 200.5 sq. metres (2158.5 sq. feet)

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.



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/fitings 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.