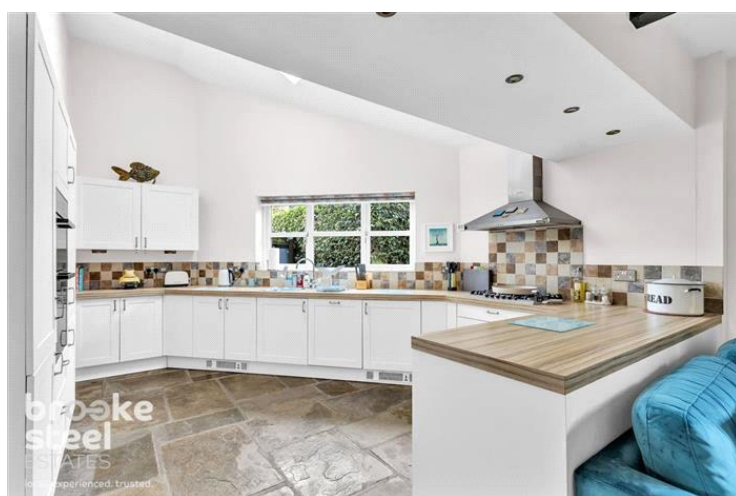




Gincroft Lane, Edenfield

Offers Over £350,000 Freehold

Charming Victorian cottage in Edenfield with exposed beams, open fireplace & wood burner. Extended kitchen with seating & dining areas, lounge, dining room, WC, three bedrooms & family shower room. Driveway parking & excellent-sized rear garden. Close to amenities and surrounding countryside.

Downstairs WC | Original Fireplace | Charming Victorian Cottage | Exposed Wooden Beams | Cosy Lounge With Wood Burner | Extended Modern Kitchen | Kitchen Seating Area With Sofa Space | Three Well-Proportioned Double Bedrooms | Modern Family Shower Room | Side Driveway And Excellent-Sized Rear Garden | Close To Countryside Walks, Local Amenities And M66 Motorway Links |

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A Delightful Village Family Home

Welcome to this charming Victorian cottage, built in 1832, situated on Gincroft Lane, one of Edenfield's most picturesque and sought-after streets. Full of period character and thoughtfully enhanced with modern amenities, this delightful home offers comfortable accommodation arranged over two floors, together with a useful cellar. The property includes an extended breakfast kitchen with dedicated seating and dining areas, a cosy lounge, downstairs WC, three bedrooms, a modern family shower room, side driveway parking and an excellent-sized rear garden. The cottage retains a wealth of original features, including exposed wooden beams, original fireplaces and traditional period details. The welcoming lounge provides a cosy reception space centred around an open fire. At the heart of the home is the extended breakfast kitchen, combining contemporary fittings with the charm of the original cottage. The generous layout provides space for a sofa and dining table, creating a sociable and versatile room ideal for cooking, relaxing, entertaining and everyday family life. With wood-burning stove installed. Upstairs are three well-proportioned bedrooms, offering flexibility for family members, guests or home working, together with a stylishly updated family shower room. The cellar provides valuable additional storage space. Externally, the property benefits from driveway parking to the side, while the excellent-sized rear garden offers generous space for relaxing, gardening, entertaining and family use. The property enjoys a welcoming village location close to The Drop Off Café, The Coach pub, the Rostron Arms, Sixsmiths Bakery, Scout Moor Pharmacy, a local butcher, hairdressers, barbers and a dedicated estate agency. Edenfield also hosts a popular annual fete, helping to create a strong and friendly community atmosphere. Surrounded by beautiful countryside, the village offers scenic walking routes towards Waugh's Well and Dearden Clough. Despite its peaceful setting, the nearby M66 provides convenient access to Bury, Rawtenstall, Manchester and the wider North West. Combining 1832 Victorian character with modern family living, this delightful cottage offers a wonderful opportunity to enjoy village life in a picturesque and well-connected Edenfield location.

Council Tax Band: C (Rossendale Borough Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Seller's Comments



We bought the house 23 years ago because of the character, charm and the potential of it, and I hope we have added to both its charm and character. Both lofts re insulated 2026, and it comes with a 25 year guarantee.

We didn't really know the area at the time, but we soon realised that it was an amazing neighbourhood with a real sense of community. I cannot speak highly enough of how kind my neighbours are. There are very good local shops, especially the bakers and the pharmacy, and an excellent cafe.

We are also surrounded by local hiking and cycling trails, and excellent transport links.

Dining Room

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

Living room

w: 3.66m x l: 3.35m (w: 12' x l: 11')

WC

Storage Room

Kitchen/Breakfast Room

w: 4.88m x l: 8.84m (w: 16' x l: 29')

Cellar

w: 4.57m x l: 1.52m (w: 15' x l: 5')

Bedroom 1

w: 3.66m x l: 4.27m (w: 12' x l: 14')

Bedroom 2

w: 4.27m x l: 2.74m (w: 14' x l: 9')

Bedroom 3

w: 3.96m x l: 2.44m (w: 13' x l: 8')

Shower

Landing

Inner Hallway

Externally

Driveway

Rear Garden





Total area: approx. 141.1 sq. metres (1518.3 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/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.