



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 278 m²/3,002 sq.ft
LOWER GROUND FLOOR: 56 m²/607 sq.ft, GROUND FLOOR: 222 m²/2,395 sq.ft
EXCLUDED AREAS: GARAGE: 35 m²/378 sq.ft, STORAGE: 17 m²/182 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. Next turn right onto Rosebank.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Woodside Edenwood Road Ramsbottom, Bury, BL0 0EX

Price guide £1,250,000



- Immaculate five/six bedroom detached, with stunning gardens, countryside views & waterfall
- Sold with no chain, with premium architect and landscaping design & planning granted for remodelling
- Country style shaker kitchen/breakfast room & orangery style dining area with views over woodland
- Large private gardens that get the sun in the summer evenings, double garage, workshop/annex with ample driveway parking
- A must see!!! To appreciate charm, size, location & land with property
- Situated at the end of a quiet private cul-de-sac road in Stubbins
- Large master with modern en-suite & four/five additional bedrooms
- Living room with open living flame gas fire & games room to lower level
- Walking distance to Ramsbottom (15 mins), close to local amenities, transport links & excellent schools

Woodside Edenwood Road

Ramsbottom, Bury, BL0 0EX

****A STUNNING SIX BEDROOM DETACHED HOME **EXCEPTIONAL GARDENS, SET IN A PRESTIGIOUS SEMI RURAL CUL DE SAC**** Space and comfort define this substantial property set in 1.5 acres of manicured gardens. This property will appeal to purchasers far and wide due to its charm, location and size.

The superb kitchen and breakfast room, attached to the Orangery style dining space, provide views over the gardens and woodland and are the heart of this home. A modern and spacious living room with a real fire and access to a large balcony complete the area that is very well designed for stylish and modern lifestyles, whatever the season.

Moving from this area, the main corridor in the home leads to a beautiful seating area containing French doors that open out to the stunning waterfall feature and private gardens. 4 spacious bedrooms, 2 family bathrooms and the master bedroom with outstanding en-suite complete the substantial and graceful first floor at Woodside.

Aside from the 5 bedrooms on the first floor a stairway from the seating area leads to a spacious ground floor space on the western side of the property, with attached home office / library and access to the gardens. This outstanding space could easily be utilised as a semi separate living area for a family member, a stunning games room and socialising space, more bedrooms, a spacious art studio, or a workshop for a home business.

The ground floor on the Eastern side of the property comprises a generous double garage, boot room and entrance porch, designed to contain and enhance an outdoor and active modern lifestyle.

A sweeping driveway at the end of the quiet cul-de-sac is in keeping with the presence and feel of Woodside. The gardens of this property have been designed and maintained to the highest standard, providing tranquil and aesthetically pleasing year round vistas from this prestigious and substantial property.

Lower Ground Floor

Games Room/Bedroom

20'8 x 21'1 (6.30m x 6.43m)
uPVC patio door to the front elevation and windows to the front and side, power points and ceiling lights. Stairs to the ground floor and access to the office.



Office

20'8 x 6'3 (6.30m x 1.91m)
uPVC window to the side elevation, wood effect laminate flooring, a selection of fitted storage cupboards, radiator, and ceiling lights.

Ground Floor

Entrance Hall

6'1 x 4'10 (1.85m x 1.47m)
Wooden front door with leaded glass feature surround, parquet flooring, wall panelling, access to all lower ground floor and all other rooms.



Living Room

16'4 x 18'7 (4.98m x 5.66m)
Beautifully naturally light living room with dual aspect uPVC windows, feature fireplace, radiators, TV point and ample power points, and central ceiling light.



Dining Room

19'5 x 11'6 (5.92m x 3.51m)
Leading from the living room with a uPVC patio door and dual aspect windows overlooking the gardens, radiator, central ceiling light and power points.



Kitchen

12'11 x 17'5 (3.94m x 5.31m)
With a rear facing UPVC window, original ceiling beams, spotlighting, wood flooring and power points, this stylish kitchen is fitted with a range of wall and base units, contrasting work top space and inset 1.5 sink and drainer unit, integrated appliances to include fridge, microwave, and space for a range style oven and extractor hood.



Utility Room

9'6 x 7'4 (2.90m x 2.24m)
Plumbing available for a dishwasher, washing machine and dryer. Additional storage cupboards.

Master Bedroom

11'9 x 16'9 (3.58m x 5.11m)
With a front and side facing UPVC window, fitted wardrobes, central ceiling light, radiator and power points.



Master En-suite

6'7 x 10'11 (2.01m x 3.33m)
Partially tiled with a rear facing UPVC opaque window, spotlighting, tiled flooring, radiator and four piece bathroom suite comprising of a walk in shower with a glass enclosure, low flush WC, bidet and wall hung hand wash basin with vanity.

Bedroom Two

17'4 x 10'2 (5.28m x 3.10m)
With a front facing UPVC window, fitted wardrobes, dressing table with hand wash basin, central ceiling light, radiator and power points.



Bedroom Three & Bedroom Four

11'6 x 10'2 & 10'5 x 9'9 (3.51m x 3.10m & 3.18m x 2.97m)
Bedroom 3 - With a front facing UPVC window, fitted wardrobes, ceiling spot light, radiator and power points.
Bedroom 4 - With a rear facing UPVC window, fitted wardrobes, central ceiling light, radiator and power points.



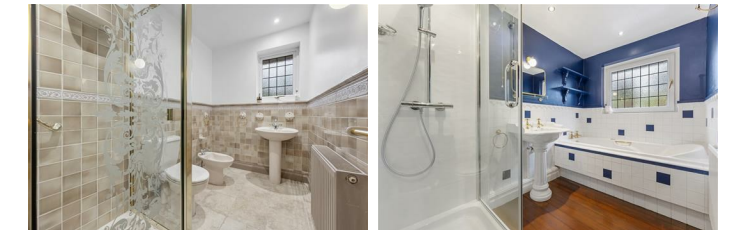
Bedroom Five

5'9 x 13'5 (1.75m x 4.09m)
With a front facing UPVC window, fitted wardrobes with an inset hand wash basin, central ceiling light, radiator and power points.

Bathroom One and Bathroom Two

8'2 x 9'9 & 5'5 x 9'9 (2.49m x 2.97m & 1.65m x 2.97m)
Bathroom One - Partially tiled with a rear facing UPVC opaque window, spotlighting, wooden flooring, radiator and four piece bathroom suite in white comprising panel sided bath with mixer taps, shower with a glass enclosure, low flush WC and hand wash basin with pedestal.

Bathroom Two - Partially tiled with a rear facing UPVC opaque window, spotlighting, tiled flooring, radiator and four piece bathroom suite comprising of a shower with a glass enclosure, low flush WC, bidet and hand wash basin with pedestal.

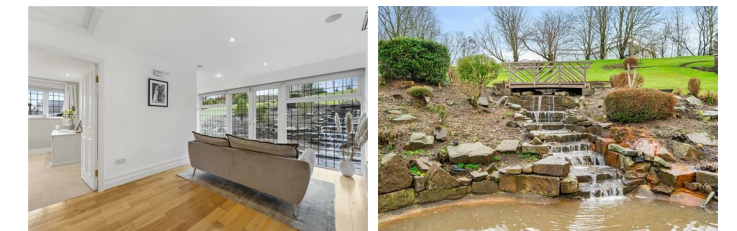


Bathroom Three

4 x 5'8 (1.22m x 1.73m)
Partially tiled with a rear facing UPVC opaque window, spotlighting, tiled flooring, low flush WC and hand wash basin with pedestal.

Summer Room

16 x 14'3 (4.88m x 4.34m)
With double French UPVC doors, overlooking the rear garden and patio. Wooden flooring and ceiling spotlights.



Garage

15'3 x 24'9 (4.65m x 7.54m)

Storage

14'1 x 5'4 (4.29m x 1.63m)

WC

7'7 x 5'4 (2.31m x 1.63m)
A low flush WC and hand wash basin with pedestal.

Rear Elevation



Tenure - Freehold
Council Tax - Rossendale band F