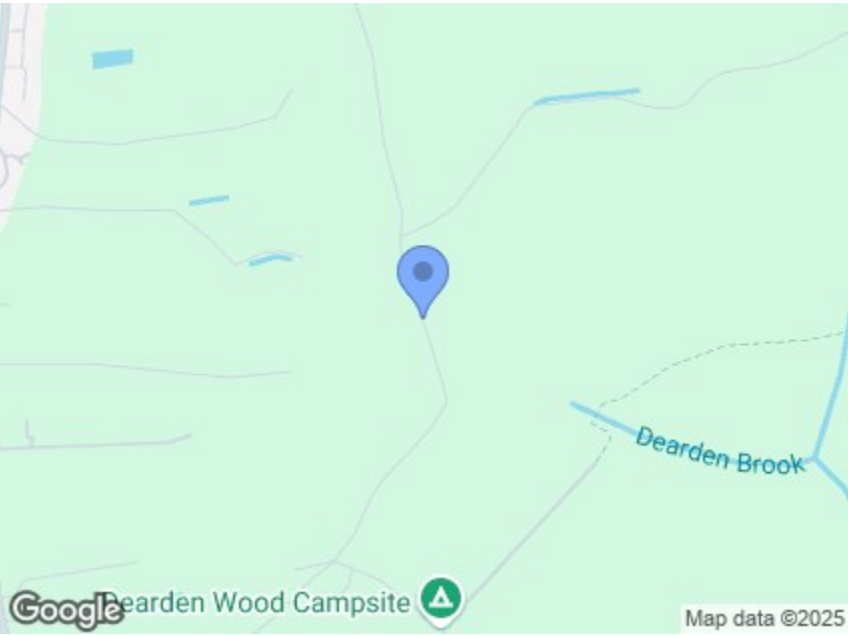
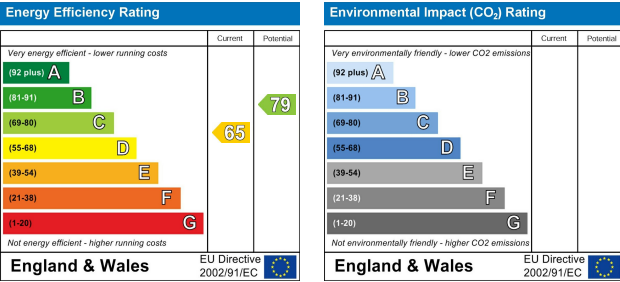




GROSS INTERNAL AREA
TOTAL: 312 m²/3,358 sq ft
GROUND FLOOR: 211 m²/2,274 sq ft, FIRST FLOOR: 101 m²/1,084 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions
Postcode - BL0 0QX What three word -
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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CHARLES LOUIS

HOMES LIMITED



Valley View Farm Gincroft Lane Ramsbottom, Bury, BL0 0QX

Offers over £1,250,000



- Situated amidst the dramatic moors and grassland of Edenfield, offering a secluded and prestigious setting.
- Originally built in 1770, then re-designed, converted, and extended to stunning effect.
- Stone-built farmhouse that seamlessly blends historical charm with modern luxury.
- Boasts an additional 8 acres of land with outstanding views of the valley and surrounding areas; on clear days, enjoy vistas reaching Jodrell Bank and the Welsh Hills.
- Thoughtful design incorporates floor-to-ceiling windows and a spectacular living area to showcase the breathtaking scenery.
- Historic features in the original building combine with contemporary architecture to create a masterful composition.
- Ideal for those seeking a private, luxurious countryside residence with convenient access to transport links, historic villages, and bustling towns.
- EPC - D rating, Council Tax - Rossendale band F, Lease - Freehold

Valley View Farm Gincroft Lane

Ramsbottom, Bury, BL0 0QX

We are delighted to market this stunning and secluded prestigious property with 8 acres of land, set in the dramatic and beautiful moors and grassland of Edenfield.

Originally built in 1770 the current owners have re-designed, converted and extended this stone-built farmhouse with spectacular results.

The positioning of the home lends itself to outstanding views into the valley and surrounding areas. On a clear day views extend to Jodrell Bank and the Welsh Hills.

The design of the home has taken these views fully into account. Floor to ceiling windows and a spectacular living area combine with historic features in the original part of the building to create a masterpiece of construction and composition.

Viewing is an absolute must for anyone looking for a private and luxurious home in the countryside, whilst also requiring access to excellent transport links, historic villages and bustling towns.

Entrance Hallway

7'4 x 15'9 (2.24m x 4.80m)

A superb opening to this stunning property, spacious and light with double glass doors revealing the spectacular views from the luxurious open plan living space. With doors leading to the snug and guest bedroom.

Snug

17'9 x 15'9 (5.41m x 4.80m)

Part of the original 18th century farmhouse, this cosy yet spacious area is ideal for revelling in the history and charm of this fantastic building.



Gym

11'11 x 15'9 (3.63m x 4.80m)

The former kitchen in the original house has been converted into a spacious office and gym. With large windows revealing the substantial drive and views beyond, this is an ideal space to work or work out!

Downstairs WC

5'1 x 8'6 (1.55m x 2.59m)

A Victorian extension to the original property provides a spacious and light downstairs WC.

Open Plan Living and Dining Area

19'11 x 26'6, 10'1 x 26'6 (6.07m x 8.08m, 3.07m x 8.08m)

The absolute heart of this home is a the breathtaking addition of the luxurious open plan living, dining and kitchen area. With a huge amount of floor space for family living or entertaining, a charming spiral staircase and large modern kitchen, this phenomenal space has floor to ceiling windows to truly accentuate the spectacular location of this property. Simply stunning.



Alternative View



Kitchen

173 x 15'1 (52.73m x 4.60m)

Modern and spacious family kitchen with modern amenities in line with the superb finish of this magnificent extension.



Utility

7x 10'9 (2.13mx 3.28m)

Spacious and practical utility room with a huge amount of storage space provided by the fitted units, a full sink unit is present alongside a washer /dryer with a large aspect to gardens.

Bedroom Two (Ground Floor)

15 x 9'10 (4.57m x 3.00m)

Part of the original footprint of Valley View farm the guest room has a front aspect and is complimented superbly with a walk in wardrobe leading to a modern and substantial en-suite.



En-suite

7' x 5'1 (2.13m x 1.55m)

A characterful en-suite in keeping with the overall subtle mix of modern and traditional, part tiled, enclosed shower cubicle and exposed original brickwork,

Dressing Room

6'11 x 5'1 (2.11m x 1.55m)

An ideal storage space for the guest bedroom leading to the en suite.

First Floor

Galleried Landing

33'1 x 3'5 (10.08m x 1.04m)

A unique and characterful feature of this stunning home, the galleried landing provides further charm to this beautiful home. Clearly designed to take maximum advantage of the views of the stunning surrounding countryside, as well as accentuating the spacious nature of the fantastic living area at Valley View Farm.

Master Bedroom

13'9 x 15'7 (4.19m x 4.75m)

Spacious and luxurious the master bedroom is as to be expected of a house of this prestigious nature. In line with the overall design to take maximum advantage of the views here, dual aspect, floor to ceiling windows provide spectacular views of the surrounding countryside. Original beams and exposed brickwork provide a feeling of solidity and tradition.



En-suite

9'9 x 11'9 (2.97m x 3.58m)

Luxury and spacious en-suite with large jacuzzi, double shower enclosure, double sink, modern decor, exposed brickwork and original beam, as with the rest of the upstairs of this home this room is a triumph of modern design in a traditional setting.

Dressing Room

7'4 x 12'2 (2.24m x 3.71m)

Spacious room, presenting numerous options for storage.

Bedroom Three

11'9 x 9'0 (3.58m x 2.74m)

Charming double bedroom, part of the original building with two characterful square windows providing stunning views over the moors and hills to the front of the property.

Bedroom Four

8'3 x 12'2 (2.51m x 3.71m)

A cosy double bedroom situated in the original building. Charming square window with front aspect.

Bathroom

8'6 x 6'2 (2.59m x 1.88m)

Good sized family bathroom with integrated bath, separate shower cubicle. Partially tiled, modern fittings and heated towel rail.



Views



Alternative View

