



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

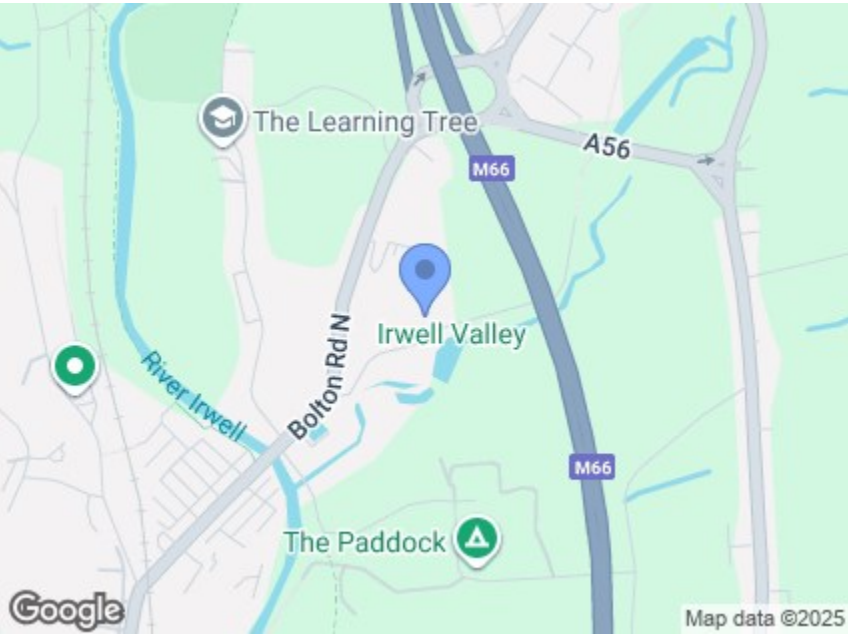
CHARLES LOUIS

HOMES LIMITED

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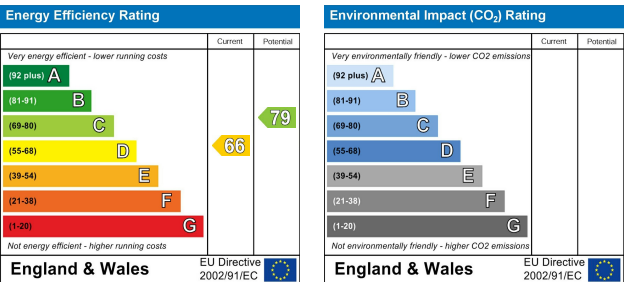


GROSS INTERNAL AREA
TOTAL: 278 m²/3,002 sq.ft
LOWER GROUND FLOOR: 56 m²/607 sq.ft, GROUND FLOOR: 222 m²/2,395 sq.ft
EXCLUDED AREAS: GARAGE: 35 m²/378 sq.ft, STORAGE: 17 m²/182 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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. What three words -
///pegged.husbands.shortens



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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Woodside Edenwood Road Ramsbottom, Bury, BL0 0EX

Asking price £1,050,000



- Prestigious cul-de-sac location in Ramsbottom
- Detached 5-bedroom home with scope to reconfigure to 7 bedrooms
- Planning permission granted with £20,000 architect-designed renovation & garden plans
- Orangery-style dining room with views over the gardens and woodland
- Walking distance to Ramsbottom village, top schools, and transport links
- 2 acres of landscaped grounds including 1 acre of private woodland
- Over 3,500 sq. ft of versatile living space across multiple levels
- Bespoke kitchen with hand-painted cabinetry and granite worktops
- Substantial lower ground floor with garden access – ideal for annexe, studio, or games room
- Chain-free sale

Woodside Edenwood Road

Ramsbottom, Bury, BL0 0EX

Set within 2 acres of landscaped grounds, including 1 acre of private woodland, this exceptional detached residence offers a rare blend of privacy, scale, and future potential. Situated at the head of a sought-after Ramsbottom cul-de-sac, it enjoys panoramic countryside views while remaining within walking distance of the village centre, schools, and transport links.

Spanning over 3,500 sq ft across multiple levels, the property features five generous bedrooms and several reception rooms, with scope to reconfigure for up to seven bedrooms – ideal for large or multi-generational families. Key highlights include a bespoke kitchen with granite worktops, an orangery-style dining room, a spacious lounge with balcony views of Holcombe Hill, and a versatile lower ground floor with garden access, perfect as a games room, studio or annexe.

The included 1-acre private woodland adds lifestyle appeal and opens up a range of uses – from children’s adventures and wellness retreats to creative spaces, equestrian use or rewilding.

Planning permission is already approved (Ref: 2022/0415), with £20,000 worth of architectural and garden designs included. Proposed enhancements feature a modern kitchen-diner extension, expanded balconies, a new porch, and a professionally landscaped garden with zoned entertaining areas and lighting by an award-winning designer.

Just minutes from Ramsbottom’s cafés, restaurants and boutiques, and with excellent local schools and commuter links, this property offers a unique opportunity to create a forever home in an exceptional location.

Private viewings available exclusively via Charles Louis Homes.

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.

Gardens



Planning Permission