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HOMES LIMITED

Mushroom House, Edenfield, BL0 0JG
Approximate Gross Internal Floor Area = 382.3 sq m / 4115 sq ft

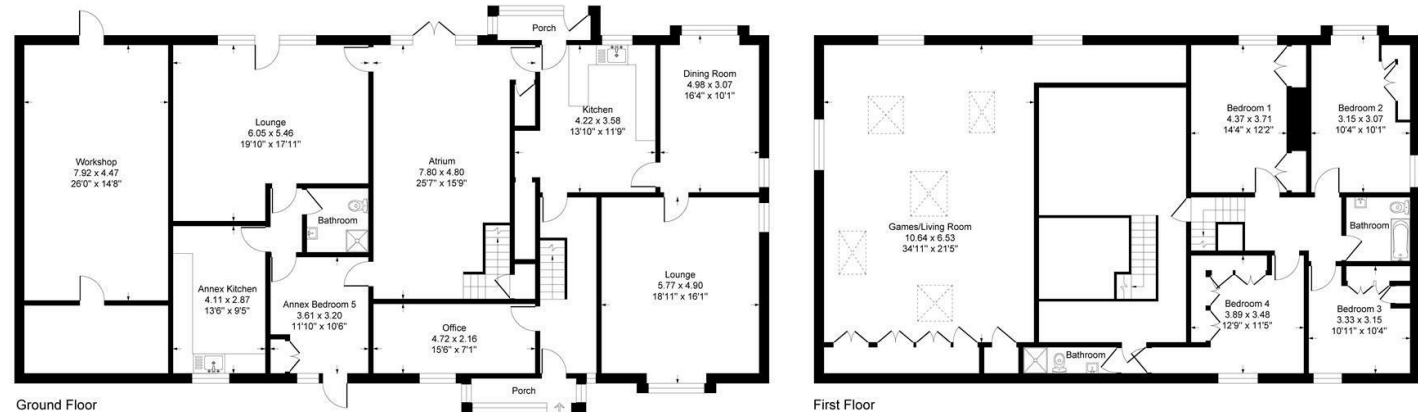
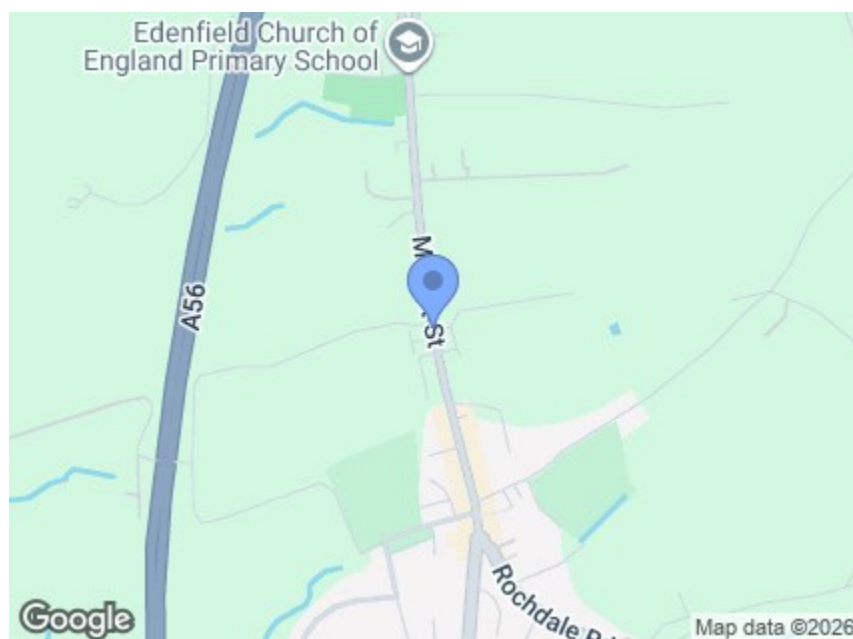


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL0 0JG What three words -
///swept.sticky.complains

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
50	82		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mushroom House Market Street
Edenfield, Ramsbottom, Bury, BL0 0JG

Price guide £799,950



- Substantial detached residence extending to approx. 382.3 sq.m (4,115 sq.ft)
- Flexible accommodation including multiple reception rooms and up to five bedrooms
- Large plot with extensive grounds and yard area
- Excellent scope for modernisation, multi-generational living or home-and-business use
- Semi-rural Edenfield position with countryside outlooks
- Impressive first-floor games/living room with vaulted ceiling and exposed beams
- Potential development opportunities on the land (subject to planning approval)
- Tenure - Freehold , Council Tax - Rossendale band E, EPC rated E

Mushroom House Market Street

Edenfield, Ramsbottom, Bury, BL0 0JG

Set within extensive grounds approaching 382.3 sq.m (4,115 sq.ft) of internal accommodation, Mushroom House is a substantial and highly individual detached residence offering exceptional versatility, generous living space, and exciting future potential.

Positioned in a semi-rural setting on the edge of Edenfield, the property enjoys a wonderful balance of countryside surroundings while remaining well connected to Ramsbottom and beyond. The accommodation is arranged over two floors and includes multiple reception rooms, up to five bedrooms, office space, and a striking first-floor games/living room with vaulted ceilings.

Of particular note is the large parcel of land extending beyond the main dwelling, currently offering parking, storage, and open space, and presenting potential development opportunities (subject to obtaining the necessary planning permissions). This makes the property especially appealing to buyers seeking a multi-generational home or future development prospects.

While the house is comfortably liveable, it also offers scope for modernisation and enhancement, allowing incoming purchasers to tailor the property to their own tastes and requirements.

Porch

Entrance porch providing a practical buffer space before entering the main home.

Inner Hall

A central and characterful space linking much of the ground floor accommodation, providing natural light and a strong sense of flow throughout the house.

Main Lounge

A generous reception room featuring exposed ceiling beams and a central fireplace with wood-burning stove, creating a warm and inviting living space ideal for everyday family use.



Second Lounge / Sitting Room

Another well-proportioned reception room offering flexibility as a formal lounge, snug, or family room.

Dining Room

A spacious dining room positioned adjacent to the kitchen, ideal for entertaining and family gatherings.

Kitchen

A traditional fitted kitchen with central island, ample storage, worktop space, and room for informal dining. Dual aspect windows provide good natural light and views across the grounds.



Office

A dedicated home office, ideal for remote working or study.



Utility Area

Providing additional flexibility, particularly suitable for utility room and plant room which provides a new boiler and water tank

Gym

A ground floor room which can be used as a gym

Workshop

A large and practical workshop space, ideal for storage, hobbies, or business use.

Games / Family Room

A standout feature of the property — an impressive, expansive room with vaulted ceilings, exposed timber trusses, and excellent natural light. Perfect as a games room or secondary living space.

Bedroom One

A spacious double bedroom enjoying pleasant outlooks and ample space for bedroom furniture.



Bedroom Two

Another well-sized double bedroom, ideal for family or guests.



Bedroom Three

A comfortable bedroom suitable for use as a child's room, guest room, or dressing room.



Bedroom Four

Further bedroom accommodation offering flexibility depending on purchaser needs.



Family Bathroom

Fitted with a modern white suite including a curved bath with shower over, wash basin, and WC, complemented by tiled walls and flooring.



Outside

The property sits within extensive grounds, incorporating driveway parking, garden areas, and a large yard/storage space. The land offers significant potential, subject to the necessary planning consents, for further development or alternative use, making this an exciting opportunity for a wide range of buyers.

