

Market Place

EDENFIELD



SIXSMITH'S

BAKERY

OPEN

Mon 10:00-15:00
Tue 10:00-15:00
Wed 10:00-15:00
Thu 10:00-15:00
Fri 10:00-15:00
Sat 10:00-15:00
Sun Closed

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Wed 10:00-15:00
Thu 10:00-15:00
Fri 10:00-15:00
Sat 10:00-15:00
Sun Closed



WELCOME HOME

Nestled within the heart of Edenfield village, along the quaint Market Place, stands Number 13, a charming stone terraced cottage that exudes timeless character and offers the perfect blend of rural tranquillity and modern convenience. This delightful 2-bedroom cottage is one of a row of six, offering a cosy retreat in a picture-perfect setting.

Upon entering, you'll be greeted by a handy entrance vestibule where you can stash your coats and boots before heading through into the cosy living room.



Natural light fills the living room through a window that offers a view of the front. The room is adorned in white with a gentle, soft pink accent behind the fireplace.

Adding to the welcoming atmosphere of this space is a newly installed wood burner stove, snugly nestled within a stone chimney structure, creating an inviting ambiance that's perfect for relaxing on those chilly evenings.

On the floor, you'll find luxurious herringbone walnut LVT, adding a timeless and charming touch.







Follow the glazed door through to the kitchen/ diner.

White shaker style units are arranged in an handy u-shape topped with an oak style laminate worktop. Integrated within is an electric oven with halogen hob and stainless steel extractor above. There's plumbing below for a washing machine and space for a freestanding fridge/ freezer.

A stainless steel sink overlooks the rear patio through the window, and an adjacent door provides access to the outside.



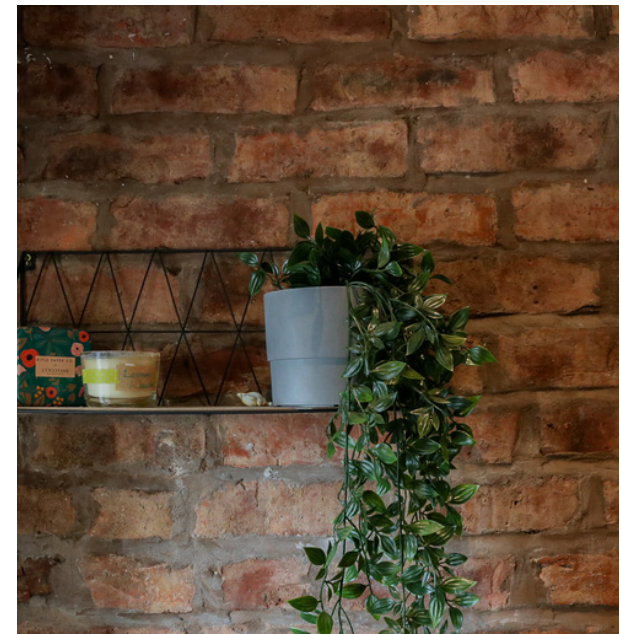


STRONG AS SHELL

Climb the staircase from the living room to reach the first-floor landing. Here you'll find a spacious bathroom, elegantly decorated with creamy tiles that beautifully complement the exposed brick wall.

Positioned near the window, there's a bathtub featuring a mirrored panel that reflects and diffuses the natural light throughout the room. Adjacent to the bathtub, you'll discover a pedestal wash basin, a WC, and a corner shower enclosed by glass.

For your convenience, a heated towel rail is also provided to ensure your towels stay warm and cosy.





Looking out over the rear patio garden, the second double bedroom has been set up as the main bedroom, featuring a neutral white décor and grey carpeting. It provides a blank canvas for you to personalise and make your own.





Looking out over the front of the house from a generous window seat, you'll come across the main bedroom. It boasts a distinctive stone chimney breast, a beamed ceiling, and neutral décor. Presently, it is configured as a guest bedroom or office, making it an ideal, and versatile space for those who work from home.



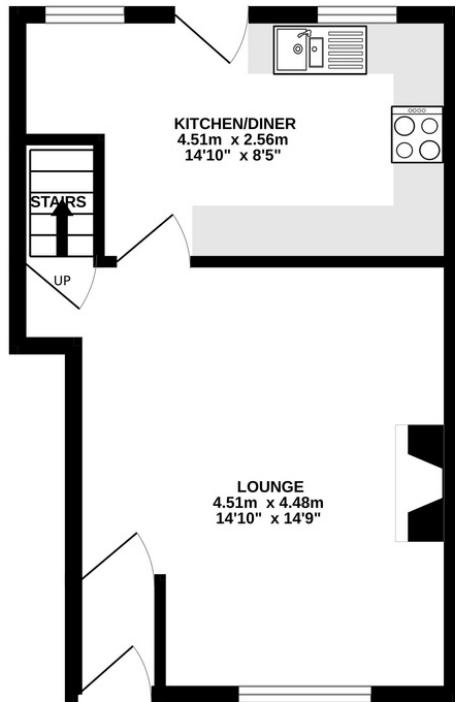
STEP OUTSIDE



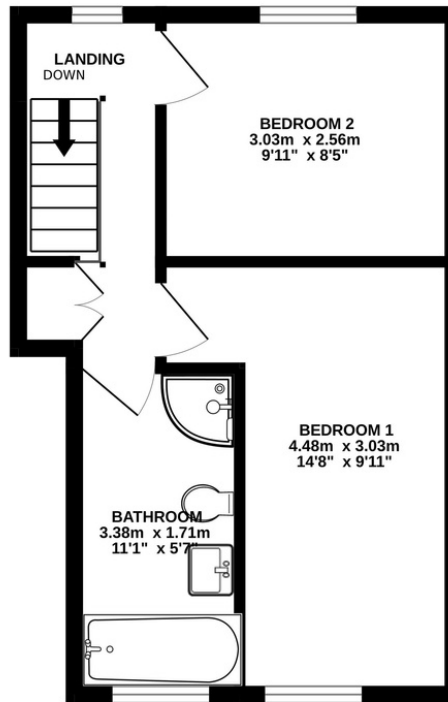
Accessible from the kitchen, step into the stone-walled courtyard, where Yorkshire stone flags create a quaint patio for you to sip your morning coffee, have a leisurely meal, or simply unwind with a good book.

This outdoor area is perfect for those who appreciate a touch of greenery without the demands of extensive gardening.

GROUND FLOOR
29.1 sq.m. (313 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 58.7 sq.m. (632 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FEATURES

- **Period Stone Cottage**
- **Two Double Bedrooms**
- **Well Presented Throughout**
- **Recently Installed Wood Burner Stove**
- **Rear Enclosed Patio**
- **Double Glazed Throughout**
- **EPC Rated: C**
- **Council Tax Band: A**
- **Tenure: Freehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OUT & ABOUT

Tucked away in the scenic Lancashire countryside, the residence at Number 13 Market Place, Edenfield, is an enchanting haven that beckons those seeking an idyllic place to call their own. This charming village offers a unique fusion of natural splendour, close-knit community, and modern convenience, making it an ideal destination for discerning homeowners.

Edenfield is framed by the majestic Pennines, providing ever-changing, awe-inspiring vistas throughout the seasons. With nearby reservoirs and nature reserves, outdoor enthusiasts will revel in opportunities for exploration, hiking, and a profound connection with nature.

Life in Edenfield strikes a harmonious balance between relaxation and recreation. The village pub, local dining establishments, and community events create spaces for socializing and unwinding, with the delightful village bakery just a stone's throw away. The village ethos thrives on outdoor activities, making hiking, cycling, and horseback riding popular pastimes. For those who relish a bit of competition and camaraderie, the heart of the community beats strongly at the Edenfield Cricket Club.

Located near a mini roundabout and directly across from the local butchers, this residence places you right at the village's vibrant centre. Here, you'll experience easy access to essential amenities and the welcoming embrace of a closely-knit community.

Despite its rustic charm, Edenfield enjoys the convenience of proximity to nearby towns such as Bury and Rochdale, granting residents access to vital amenities, shopping, and quality educational institutions. The M66 motorway is within reach, providing swift connections to Manchester and beyond, making it an ideal choice for commuters.

If you yearn for a rural retreat offering both character and comfort, this 2-bedroom stone cottage on Market Place in Edenfield is your perfect sanctuary. Immerse yourself in the enchanting village life, surrounded by a warm and welcoming community, and enveloped by the delightful scents of freshly baked goods, all from the heart of this historic village.

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