



STOCKS
COTTAGE

Edenfield



SC
STOCKS
COTTAGE
—
Edenfield

Recently refurbished and updated, discover Stocks Cottage, a characterful cottage in Edenfield Village whose quaint edifice belies a treasure trove of spacious rooms and period features over three levels.

Welcome to the hidden delights of No. 180 Market Street, a home with strong historic links to Edenfield.

Park up in the stone built garage with newly fitted electric door and make your way over a private stone footbridge to the front door.

A Warm Welcome

Step inside, via the light and airy porch, where illumination flows through the windows into the lounge. Instantly, the character of Stocks Cottage reveals itself in the original bay window, restored using local craftsmen. Offering divine views out towards Edenfield Parish Church and its shapely lychgate, the lounge enjoys a tranquil outlook.

Wooden flooring extends underfoot, beneath an original picture rail which skirts the white walls. Snuggle up in front of the open fire, nestled within its feature blue surround, emanating homely warmth throughout.

Open the traditional, wooden door from the lounge through into the central hall, where a cast iron radiator issues old school warmth and welcome. Passing by the staircase to the left, continue ahead, stepping into the wooden flooring of the spacious second living room, which also serves as a playroom, with handy access out to the garden through patio doors; perfect for scooting about on the trike or for summertime soirees.





Versatile Spaces

In winter, the crackle and glow of the electric log burner set within its ancient stone surround adds a toasty ambience to gatherings.

Flow through a door to the right of the fireplace. Where a handy utility room leads on to a downstairs shower room, fitted with shower cubicle, wash basin and WC.

From the ground floor, take the staircase down to the lower level, lifting the latched door to the left to emerge into a cosy and light dining room, where original exposed beams above the large dining table add character, contrasting with the crisp white walls. Ceramic, wood-effect tiling underfoot adds a robust characterful feel, warmed by underfloor heating. Previously used as a cinema room, there is great versatility to the myriad rooms at Stocks Cottage, a home designed to style itself around your lifestyle.

Feast your Eyes

Returning to the right, step through into the kitchen. Classic and contemporary combine as rustic, solid wood worktops extend into a large breakfast bar, providing plenty of space for preparation and sociable dining. Cleverly designed, discover a walk-in traditional-feel pantry with stone shelving beneath the stairs. Inset lighting creates an urban edgy feel in the beams above.

Lightly toned gloss units provide so much storage space for all the culinary essentials, whilst integrated appliances include a cooker with gas hob and there is space for a freestanding fridge freezer and washing machine.





Seek Sanctuary

Returning upstairs, continue up to the first floor, turning left from the landing to seek rest and retreat in the master bedroom.

Leafy views entreat you instantly through the window. Spacious and characterful, wooden flooring extends underfoot, with an original fireplace adding a warmth to the room. Plenty of room for a super king bed, bedside tables, wardrobes, dressing table and an arm chair. The perfect room in which to sit and read of an evening. Deep green shades to a feature wall contrast with the bright white walls for a true 'night and day' feel.

Rest & Refresh

Refresh and restore your senses in the period bathroom, located opposite the master bedroom. Evocative of the era of the house, stylish turquoise tiling surrounds the huge walk-in shower with rainfall head and roll top bath. There is also a WC and wash basin.

Painted in light, neutral tones, with feature woodland wallpaper, step up to the second bedroom, set overlooking the lane and up towards the hills; pause a moment to soak up the countryside vistas. This room is currently utilised as a nursery however, there is plenty of room for a king bed and wardrobes, the original fireplace adds depth of character, another reminder of the home's heritage. Freshly carpeted and cosy, this room is a true sanctuary.

Above this floor, there is loft space at standing height, fitted with a light and partly boarded making it great for storage. Or... consider the potential to convert this space into an additional bedroom.





Pocket of Paradise

Returning downstairs, step outside from the play room, into a suntrap garden that is a slice of paradise in the middle of Edenfield. Birdsong provides the soundtrack for your relaxation outside in this suntrap slice of paradise where a York Stone paved courtyard is brimming with planted borders providing colour and scent.

Along a side path, securely gated access leads to the road running along the side of Market Street.

In the summer, sit in the courtyard garden with a gin and tonic, watching the variety of birds on the feeders. Autumn sees the surrounding trees cascade into stunning reds and golds. Winter brings views of the hills to the rear, coated in a blanket of snow; when it snows, the church to the front is a Christmas card scene of serenity.

Out and About

An integral part of the history of the village, Stocks Cottage is mentioned and photographed in local history book 'Edenfield Now and Then'. Once occupied by the daughter of the first parish vicar Reverend Wilson in the 1850s, it is believed that this home and Stocks House next door were once joined together as one home.

A village with a real community feel, Christmas sees a brass band and carols around the tree at the church directly opposite the front door.

Dine out at The Coach at Edenfield, an inn with an outstanding reputation and popular with locals. Dearden Wood Campsite serves up woodfired pizza on a Friday and Saturday night. Simply stroll over with your picnic blanket and feast on pizza beneath the boughs of the trees; only a ten-minute stroll across the fields.

Perfect for walkers, step out of the back gate and follow East Street up to the back fields from where you can access and explore the many footpaths leading over the moors and across to Dearden Woods to local beauty spot The Plunge – perfect for picnics.

Everything you need is on the doorstep with local butchers, bakers, chemist, hairdressers, takeaways and an artisan café.

For culture and entertainment, discover a music school, beauty salon and arts events venue housed in the refurbished co-operative building nearby. Edenfield is also on the Rossendale Arts Trail and Stocks Cottage has previously opened its doors as a gallery for the Arts Trail Weekend.

Take a trip to nearby Ramsbottom with its steam railway and reputation as a foodie paradise, or over to Rawtenstall to admire the display at the Whitaker Art Gallery. Bury Met is a short journey away with its comedy, theatre and live music. Pick up your black pudding at the world famous Bury market. Commuters are well served by the tram station and its speedy links to Manchester.

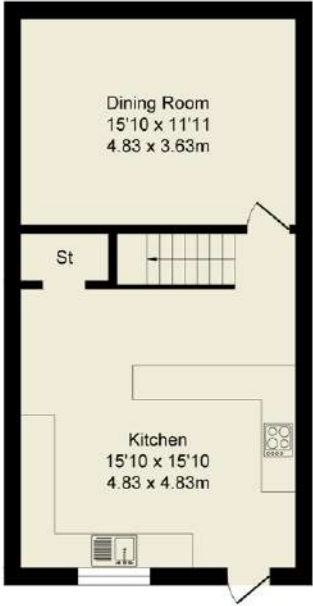
Families with an interest in riding are close to livery stables with an indoor school and horse walker, within a ten-minute walk of the house. Younger children are so close to the village primary school, Edenfield Primary, with Haslingden High School and Sixth Form close by.

For a spacious, character property packed with period features with easy access to the countryside and city, Stocks Cottage welcomes you with open arms. Book your viewing today.

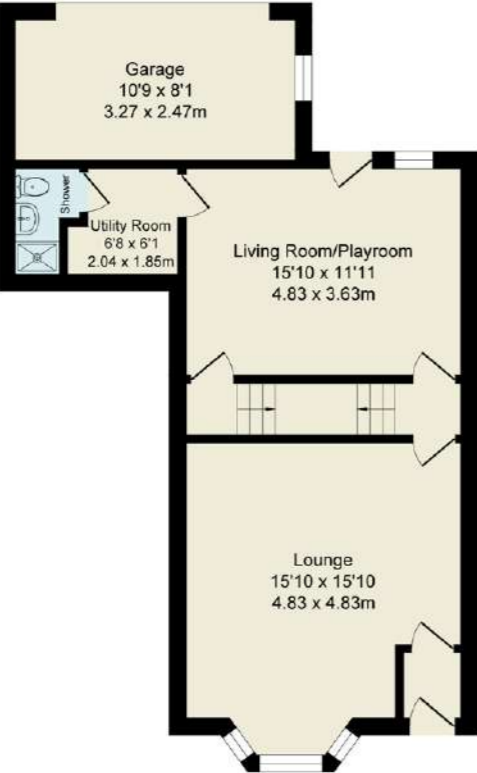


Market Street
Total Approx. Floor Area 1754 Sq.ft. (162.9 Sq.M.)

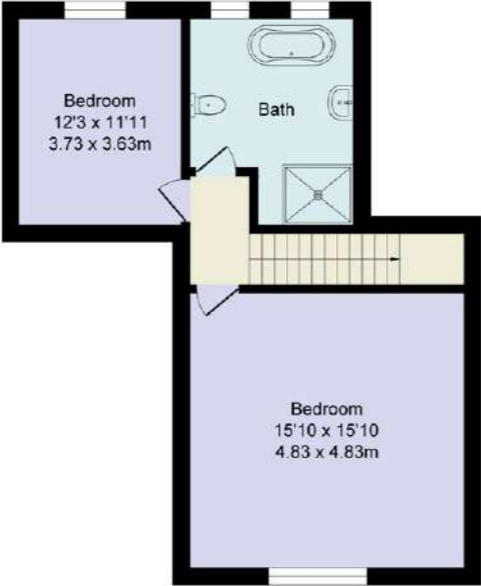
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Lower Ground Floor
Approx. Floor Area 502 Sq.Ft (46.6 Sq.M.)



Ground Floor
Approx. Floor Area 713 Sq.Ft (66.2 Sq.M.)



First Floor
Approx. Floor Area 539 Sq.Ft (50.1 Sq.M.)



SC
STOCKS
COTTAGE
—
Edenfield

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

SC
STOCKS
COTTAGE

Edenfield



WAINWRIGHTS
ESTATE AGENTS

To view Stocks Cottage
Call 01204 773556
Email: sales@wainwrightshomes.com