



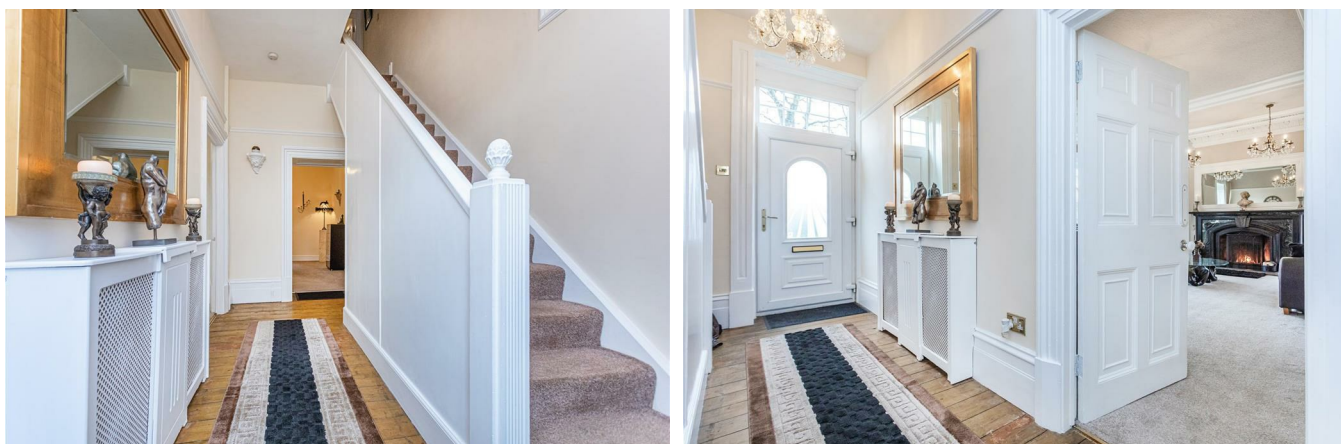
PEARSON FERRIER®
BLACK LABEL

1, Hawthorn House
Goodshaw Lane, Crawshawbooth
£650,000


Hawthorn House

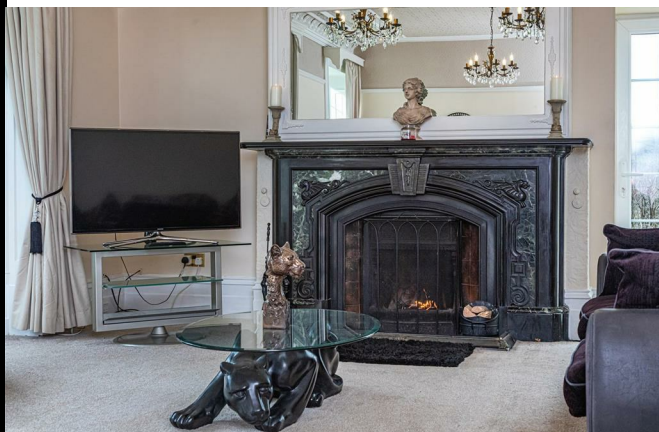
Hawthorn House, Crawshawbooth is a superbly presented and substantial Edwardian former Mill owners property, set in this elevated and secluded position off Burnley Road overlooking Crawshawbooth Primary school and within a short walk of highly regarded local amenities in the village centre and a short drive to Rawtenstall town centre and onwards to the motorway network, heading north Burnley and surrounding areas are within easy reach. The property has a light and spacious interior with stunning original features from fireplaces, to decorative coving and Lincrusta to the main living room walls. The property is set within ample grounds with extensive parking facilities, gardens, patio areas, raised beds with fruit and vegetables and a large detached garage which is utilised as a dog grooming facility with an additional large side garden area extending to approx. half an acre available by separate negotiation. The house has the usual benefits of gas fired central heating and is double glazed, the accommodation briefly comprises; entrance hall, large living room with stunning open fireplace, dining room, breakfast kitchen, first floor, three bedrooms, bathroom and shower room, stairs leading to the second floor loft room and to a large loft room with vaulted ceiling giving access to an additional bedroom.

Freehold Property/Council Tax Band E



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







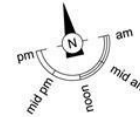


I Hawthorn House

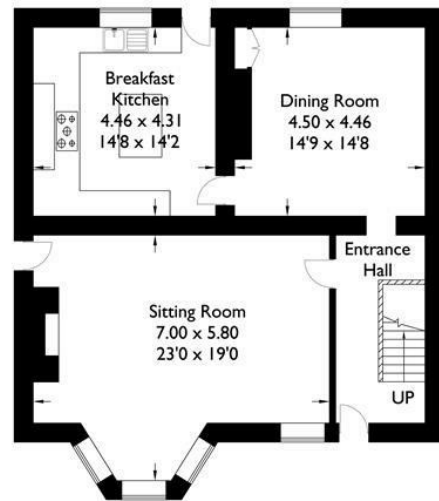
Approximate Gross Internal Area : 262.64 sq m / 2827.03 sq ft

Outbuilding : 34.77 sq m / 374.26 sq ft

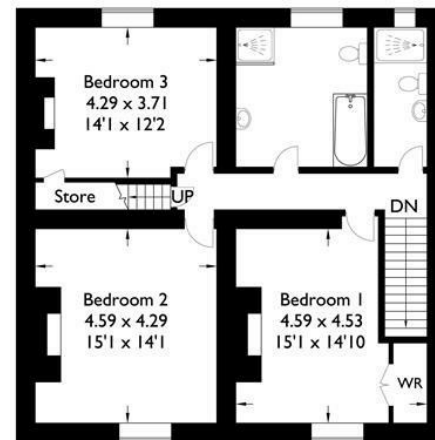
Total : 297.41 sq m / 3201.29 sq ft



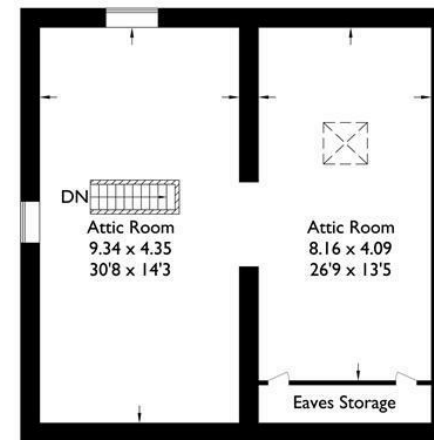
----- Restricted Head Height



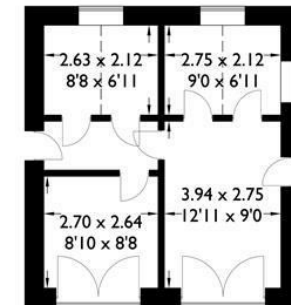
Ground Floor



First Floor



Second Floor



Outbuilding

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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