

**The Hawthorns, 5 Brookes Lane,  
Whalley, BB7 9RG  
Guide Price £935,000**



Situated in arguably the best location in Whalley village, this magnificent detached family home has been meticulously improved and updated by the current owners from top to bottom leaving no stone unturned yet retains many of the original Victorian period features including bay sash windows & high coved ceilings. The property boasts a whole new central heating system, it has been fully rewired, all new double glazed sash windows, new rendering to three elevations, a stunning and well stocked landscaped garden, enclosed private courtyard, large driveway leading to a detached double garage.

There is also the potential to extend the kitchen to the rear of the property if needed and also create more bedrooms and bathrooms in the extensive loft space (STPP).

There has previously been planning consent for a large detached property to be built on the garden / driveway to the side of the house. This has since elapsed but there is still very real potential for such a development which would only have a minimal effect on the existing house.

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**Entrance Porch**

Mosaic tiled flooring, ceiling light, internal double glazed door to hallway

**Entrance Hallway**

**3.98m x 1.34m (13' x 4' 4'')**

With access to all ground floor rooms and staircase to the first floor, mosaic tiled flooring, gas central heating radiator, tiled flooring, wall lights

**Dining Room**

**3.94m + bay x 3.85m (12' 9'' x 12' 6'')**

Bay window with double glazed sash windows, gas central heating radiator, built in storage, coving, multiple sockets, feature ceiling light on dimmer switch, multiple sockets

**Living Room**

**7.07m + bay + 4.32m (23' 2'' x 14' 1'')**

Central remote controlled living flame gas fire, bay window with double glazed sash windows, two double glazed doors leading onto the garden, gas central heating radiators, coving, multiple sockets, wall lights, multiple sockets, full wall of fitted shelving

**Kitchen**

**4.75m x 4.65m (15' 6'' x 15' 2'')**

Bespoke oak Neptune kitchen with fitted MIELE smart appliances. A range of base and eye level oak units with complementary Dekton work surfaces and matching central island, double glazed sash windows, ceiling spots and hanging lights, double Belfast sink with mixer tap, integral dishwasher, electric induction hob with extractor over, combination fan/steamer oven, smart oven grill with integral cooking computer, warming drawer / slow cooker, dual climate wine fridge, fridge freezer, tiled flooring, gas central heating radiator, door to rear courtyard and under stairs storage

**Utility Room**

**1.67m x 3.34m (5' 4'' x 10' 9'')**

Base level units with double stainless steel sink drainer and complimentary work tops, space for washer and dryer, gas central heating radiator, tiled flooring, double glazed sash windows, plenty of storage cupboards

**WC**

**0.86m x 1.65m (2' 8'' x 5' 4'')**

Dual flush wc, wash basin with mixer tap, heated towel rail, tiled flooring, ceiling spots

**Landing**

Large open landing with access to all first floor rooms, good sized storage cupboard with access to loft via a drop down ladder to large loft space offering enormous potential to convert to create more bedrooms and bathrooms if required. Spindled balustrade and large feature double glazed window.

**Bedroom One (Rear)**

**3.26m x 3.62m (10' 7'' x 11' 8'')**

Double glazed sash window, gas central heating radiator, ceiling light, multiple sockets

**En-Suite Shower Room**

**1.37m x 2.55m (4' 5'' x 8' 3'')**

Double shower with mains rainfall mixer and separate handheld, glass shower screen, panelled walls, tiled flooring, dual flush wc, pedestal wash basin with mixer tap, heated towel rail, double glazed sash window, toothbrush charger, wall and ceiling lights, extractor, automatic lighting

**Bedroom Four (Front)**

**3.99m x 3.90m (13' x 12' 8'')**

Double glazed sash windows, gas central heating radiator, ceiling light, coving, multiple sockets, tv point, views of Whalley nab

**En-Suite Shower Room**

**1.19m x 2.44m (3' 9'' x 8')**

Double shower with mains rainfall mixer and separate handheld, glass shower screen, panelled walls, tiled flooring, dual flush wc, pedestal wash basin with mixer tap, heated towel rail, double glazed sash window, toothbrush charger, wall and ceiling lights, extractor, automatic lighting

**Bedroom Three (Front)**

**4.04m x 3.76m (13' 2'' x 12' 3'')**

Double glazed sash windows, gas central heating radiator, ceiling light, coving, multiple sockets, multiple sockets, views of Whalley nab

**En-Suite Shower Room**

**1.19m x 2.44m (3' 9'' x 8')**

Double shower with mains rainfall mixer and separate handheld, glass shower screen, panelled walls, tiled flooring, dual flush wc, pedestal wash basin with mixer tap, heated towel rail, toothbrush charger, wall and ceiling lights, extractor, automatic lighting

**Bedroom Two (Rear)**

**3.14m x 4.34m (10' 3'' x 14' 3'')**

Double glazed sash window, gas central heating radiator, ceiling light, coving, multiple sockets

**En-Suite Bathroom**

**1.53m x 3.12m (5' x 10' 3'')**

Bath with handheld shower attachment, tiled flooring, dual flush wc, bidet, pedestal wash basin with mixer tap, heated towel rail, double glazed sash window, toothbrush charger, wall and ceiling lights, extractor, automatic lighting

**Dressing Room**

**1.5m x 1.1m (4' 9'' x 3' 6'')**

Range of inbuilt drawers, shelving and rails, ceiling light and mirror

### Double Garage

5.23m x 5.37m (17' 1" x 17' 6")

Electric up & over door, multiple sockets, ceiling light, alarm system and keypad, electric car charger

### Brick Built Workshop

2.78m x 2.83m (9' 1" x 9' 3")

Belfast sink, window, cast iron fireplace, ceiling light and multiple sockets

### Brick Built Office

2.67m x 2.45m (8' 7" x 8')

Well insulated, tiled flooring, multiple sockets, ceiling light

To the side of the house is a beautifully landscaped and well stocked garden including rose bushes, topiary, stone pebbled paths and a tulip tree. At the rear is a Gabriel Ash cedar wood green house (2m x 3.2m) and then the widened tarmac driveway with automatic lighting meets the large detached double garage.

To the rear is a large and private Indian stone flagged courtyard area perfect for entertaining. There are additional stone built out-buildings beyond the patio and a gate allowing access to the rear.

### Coal Shed

1.97m x 2.89m (6' 4" x 9' 4")

### Tool Shed

1.97m x 2.89m (6' 4" x 9' 4")

### Storage Shed

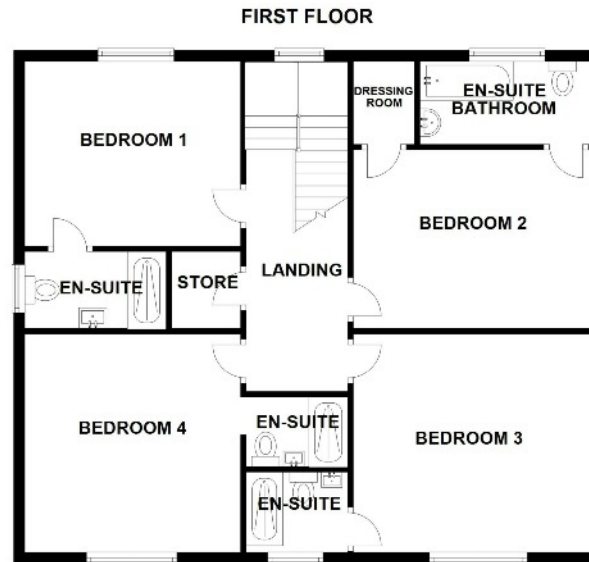
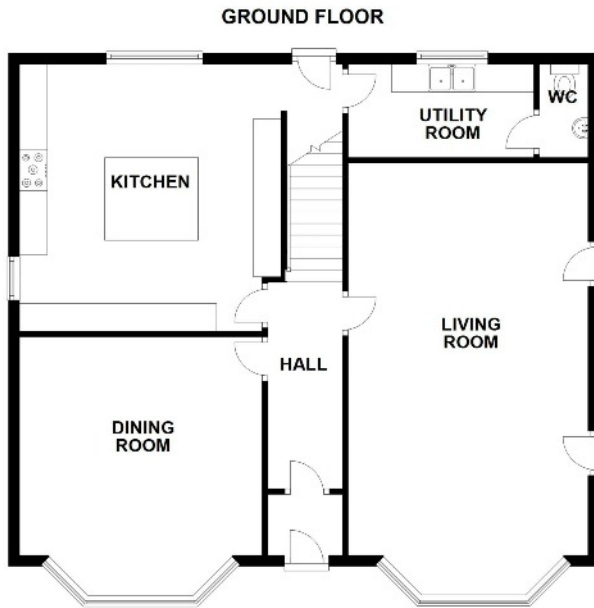
1.96m x 3.22m

(6' 4" x 10' 6")

### Aerial Video Tour

Please open your phone camera, scan the below QR code and click the link to watch our video tour





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### services

Mains electric, gas , water and drainage.

### tenure

We understand from the owners to be Freehold

### council tax

Band G

### viewings

Strictly by appointment

### other information

double glazing fitted throughout & gas central heating installed.

### office hours

53 King Street, Whalley, BB7 9SP  
 Monday to Friday 9.00am to 5.00pm  
 Saturday 9.30am to 2.30pm

### internet

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