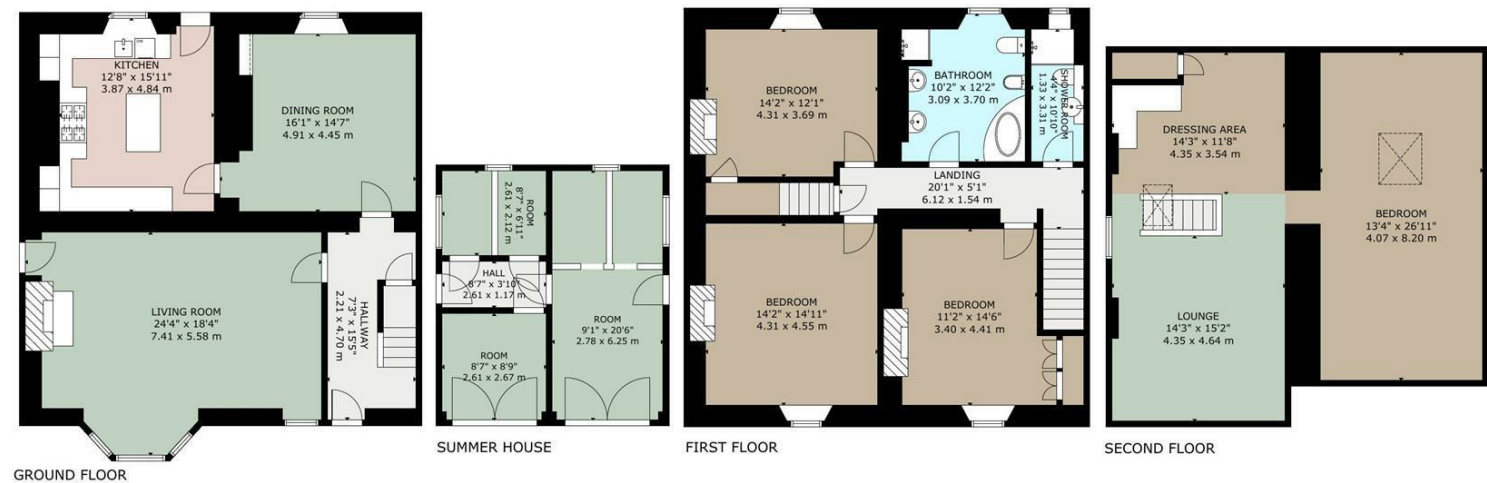




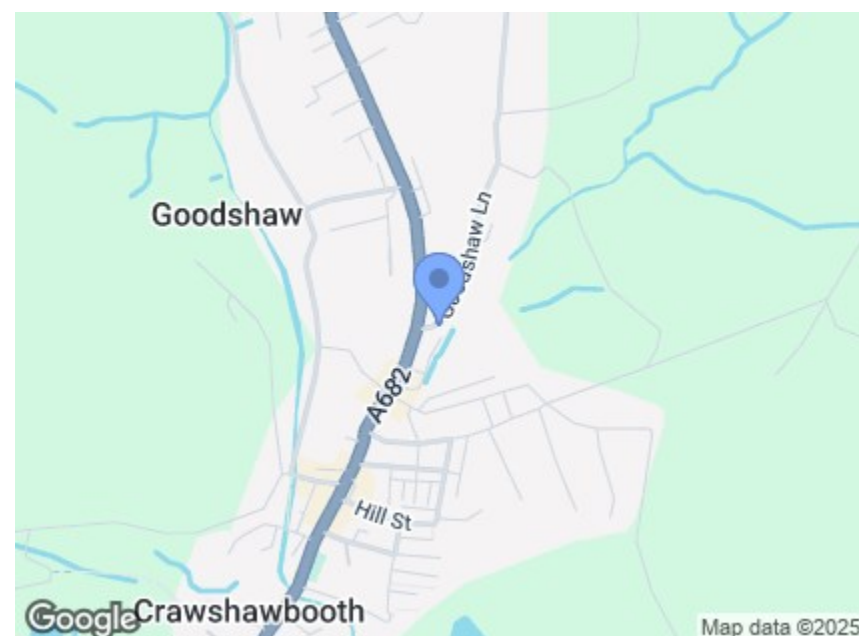
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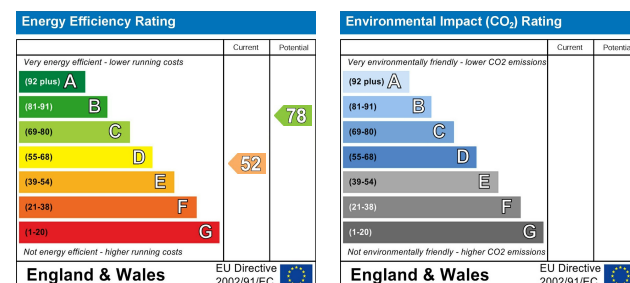


GROSS INTERNAL AREA  
TOTAL: 282 m<sup>2</sup>/3,031 sq ft  
GROUND FLOOR: 100 m<sup>2</sup>/1,079 sq ft, FIRST FLOOR: 101 m<sup>2</sup>/1,084 sq ft, SECOND FLOOR: 81 m<sup>2</sup>/868 sq ft  
EXCLUDED AREAS: SUMMER HOUSE: 35 m<sup>2</sup>/372 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

From our central Ramsbottom office head north on Central St towards Rothwell St and turn right onto Carr St. Turn left onto Ramsbottom Ln/A676 and continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65. Continue onto A56, take the A682 slip road on the right to Rawtenstall. Continue on Manchester road towards Crawshaw booth primary school and turn into school gates, go straight on up where there is a for sale board, up the country lane and you will arrive at the property



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



**1 Hawthorn House Goodshaw Lane**  
Rossendale, BB4 8DJ

**Offers over £550,000**



- Former Mill Owners House split into two semi-detached properties
- Four bedrooms, Two bathrooms
- South facing manicured gardens
- Private courtyard and driveway
- Many delightful original features
- Secluded and private grounds yet walking distance to all amenities
- Substantial separate double garage
- Stylish and modern yet full of charm and character

# 1 Hawthorn House Goodshaw Lane

, Rossendale, BB4 8DJ

Formerly a Manor House converted into two stunning semi-detached homes, Hawthorn House offers history, grandeur, and luxury as a beautifully appointed 4-bedroom family residence. This unique property combines tradition, tranquillity, and abundant character, set within substantial gardens and surrounding woodland.

Features include high ceilings, extensive coving, original real marble open fireplaces, and panelled windows throughout. There is an option to purchase adjoining land (amenity/garden use only, not sold separately). Previous planning for a full-length side extension (bi-fold doors, open-plan kitchen/diner).

Enjoy a south-facing aspect, secluded private grounds with two entrances, and parking for several cars. There is also potential for a triple garage, subject to planning. Hawthorn House truly demands a viewing to appreciate its many endearing qualities.

## Entrance Hall

7'3 x 15'5 (2.21m x 4.70m)

Former dancing hall entrance with original wooden flooring, beams, and a grand, open feel..

## Living Room

24'4 x 18'4 (7.42m x 5.59m)

Once part of the dancing hall, featuring decorative coving, wooden panelling, bay windows, and original fireplace.

## Alternative Views

## Dining Room

16'1 x 14'7 (4.90m x 4.45m)

Ideal for entertaining, with direct access to the kitchen and a continuation of the property's period charm.

## Kitchen/Breakfast Area

12'8 x 15'11 (3.86m x 4.85m)

Traditional design with York stone flooring, real wood units, and a large gas range—combining modern luxury with historic features.

## First Floor Landing

20'1 x 5'1 (6.12m x 1.55m)

Spacious landing granting access to bedrooms, bathrooms, and stairs to the second floor.

## Bedroom One

14'2 x 14'11 (4.32m x 4.55m)

South-facing master bedroom with original fireplace, decorative coving, and traditional wood panelling.

## Bedroom Two

11'2 x 14'6 (3.40m x 4.42m)

Generous double room overlooking woodland, featuring an original fireplace and period detailing.

## Bedroom Three

14'2 x 12'1 (4.32m x 3.68m)

Spacious double with high ceilings and under-stairs storage, perfect for en-suite conversion.

## Family Bathroom

10'2 x 12'2 (3.10m x 3.71m)

Luxuriously finished with a whirlpool bath, double sinks, walk-in shower, and bidet.

## Second Bathroom

4'4 x 10'10 (1.32m x 3.30m)

Stylish and roomy, featuring underfloor heating and high-end finishes.

## Loft Room Two/ Bedroom Four

13'4 x 26'11 (4.06m x 8.20m)

Bright attic bedroom with large Velux window, offering a secluded retreat.

## Garden

South-facing, meticulously tended with fruit trees, multi-level spaces, and a private patio—tranquil and inviting.

## Garage

Substantial double garage built to match the house, with double walls for potential annex conversion. Space available for a new garage if desired.

## Driveway / Courtyard

Two entrances (tree-lined main and gated side), surrounded by mature, protected trees frequented by deer and other wildlife.

Tenure - Freehold

Council Tax -Rossendale Band E