

Hawthorn Cottage Butts Lane, Great Eccleston

£725,000 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



01995 912777



hello@sutcliffesales.co.uk



This stunning six-bedroom eco home perfectly blends style, space and sustainability. Thoughtfully designed and beautifully finished, it offers over 4,200 sq. ft. of modern living in one of the most sought-after villages.

Built for the future, this home combines cutting-edge energy efficiency with exceptional comfort. Solar panels paired with two GivEnergy 5.2kW batteries generate and store clean energy, dramatically reducing running costs. A Mechanical Ventilation Heat Recovery system (MVHR) ensures constant fresh air circulation while retaining warmth, and underfloor heating throughout the ground floor provides gentle, even heat. Every room benefits from Heatmiser smart thermostats, allowing precise temperature control for comfort and efficiency. The property benefits from an Energy Performance Certificate (EPC) rating of A, reflecting its high energy efficiency and modern construction standards.

Inside, contemporary design meets everyday practicality. The impressive open-plan kitchen and living area forms the heart of the home, featuring NEFF appliances, quartz worktops, and bi-fold doors opening to a beautifully landscaped garden, perfect for entertaining or relaxed family time. Spacious bedrooms, luxurious en-suites, and bespoke dressing areas offer a touch of boutique hotel living, while flexible spaces such as the gym and office ensure the home adapts to your lifestyle.

Outside, the driveway and double garage with power storage and Cat 5 cabling combine function with finesse, while the private garden provides a peaceful haven for outdoor living.

Located in Great Eccleston, this home sits within a vibrant and friendly community. The village offers independent shops, local eateries and traditional pubs, along with excellent schools and great transport links to Preston, Lytham and Blackpool.

This is a rare opportunity to own a property that combines sophisticated design, energy-efficient technology and the warmth of village life. Modern, mindful and made for the way we live today, this home redefines sustainable luxury.

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Entrance Hallway

A grand and welcoming hallway sets the tone for what's to come. Oak handrails, tinted glass balustrades and sleek laminate flooring create a modern yet inviting first impression, whilst underfloor heating ensures warmth throughout, and subtle spotlighting adds an elegant finish.

Living Room

A light-filled space with dual-aspect windows, perfect for family evenings or quiet moments. The contemporary design flows naturally, while the Heatmiser thermostat keeps the ambience just right, whatever the season.

Living/Dining Space

Step through from the hallway and you're immediately welcomed into the heart of the home, a beautifully open and light-filled dining and family space that sets the tone for modern living. The flowing laminate wood flooring ties the room together, while bi-fold doors to the rear open the space seamlessly to the garden, perfect for entertaining or relaxed summer evenings. A double-glazed front window brings in natural light throughout the day, creating a bright, inviting atmosphere that feels effortlessly elegant. This versatile area is designed for real family life, whether it's Sunday brunch, movie night or lively gatherings with friends. Subtle spotlighting, smart Heatmiser thermostat controls, and built-in Ethernet and TV points make the space as functional as it is stylish. A door leads directly to the Gym, adding even more flexibility to how you use and enjoy the home.

Kitchen

Step into the kitchen and you instantly sense the care and craftsmanship that defines this home. Every element has been thoughtfully considered to create a space that feels both luxurious and welcoming. Sleek quartz worktops and a full range of contemporary wall and base units set a timeless, elegant tone, while the integrated NEFF appliances, including twin ovens, an induction hob with built in extractor, fridge freezer, dishwasher and a wine cooler, make this kitchen as functional as it is stylish. The breakfast bar, with comfortable seating for four and soft pendant lighting above, offers the perfect spot for morning coffee or evening conversation as dinner cooks nearby.

Natural light pours in through the rear window and wide bi fold doors, opening the space to the garden and creating a seamless flow for entertaining or relaxed family living. Every feature, from the USB ports and power points to the Heatmiser thermostat and subtle spotlights, enhances both comfort and convenience.

Utility Room

Where practicality meets style. This well-planned utility room offers generous storage and thoughtful design, with space and plumbing for laundry appliances and a sleek composite sink with mixer tap. A rear door opens directly to the garden, making it ideal for busy family life, whether you are tackling laundry day, coming in from a muddy walk, or simply enjoying the ease of outdoor access.

Gym

Currently presented as a fully equipped gym, this versatile space is ready to adapt to your needs, whether you imagine a private home cinema, a peaceful office, or a vibrant playroom for the family. Thoughtfully designed and beautifully finished, it's a room that grows and changes with your lifestyle.

w/c

A beautifully designed cloakroom featuring a sleek two-piece suite with integrated storage and a modern mixer tap. Elegant tiled flooring and half-height tiled walls add a refined finish, complemented by soft spot lighting that creates a calm and contemporary feel.

Landing

An elegant oak staircase with a glass balustrade leads to a spacious first-floor landing, where soft carpeting underfoot and contemporary lighting create a warm and welcoming transition between living spaces. A beautifully designed feature that perfectly reflects the home's modern craftsmanship and attention to detail.

Bedroom 1

An elegant and inviting space, filled with natural light from its dual-aspect windows to create a bright yet peaceful atmosphere. The dedicated walk-in dressing area features bespoke fitted wardrobes and thoughtful storage solutions, blending practicality with understated luxury, a room designed for both comfort and style.

En-Suite

Beautifully finished and designed for relaxation, the en-suite features a stylish freestanding bathtub with a contemporary mixer tap and handheld attachment, complemented by a sleek vanity unit with ample storage. The modern heated towel rail adds both comfort and convenience, keeping the space warm and inviting. Soft lighting and quality finishes complete the look, creating a calm, spa-inspired atmosphere that brings a touch of boutique luxury to everyday living.

Bedroom 3

A bright and welcoming double bedroom offering both comfort and versatility. Natural light fills the space through the front-facing window, highlighting the clean lines and contemporary finish. With ample room for furnishings, this bedroom is ideal for a guest room, teenager's retreat or stylish home office. Modern touches such as laminate wood flooring, spotlighting and a heat exchange system ensure a perfect balance of practicality and style.

Bathroom

A beautifully designed space that blends luxury with everyday practicality. The family bathroom features a stunning freestanding roll-top bathtub with classic mixer taps and handheld shower attachment, perfect for long, relaxing soaks. A separate walk-in shower with a frameless screen and rainfall head offers a refreshing alternative, while the sleek vanity unit and concealed-cistern WC complete the contemporary look. Finished with half-height tiling, elegant flooring, and a modern heated towel rail, this room delivers a calm, spa-inspired atmosphere designed for both style and comfort.

Plant Room

The plant room houses the home's advanced energy and ventilation systems, reflecting its commitment to smart, sustainable living. Here you'll find the hot water cylinder, solar boost control, heating and thermostat panels, and the Vent-Axia air circulation system, all neatly organised and easily accessible. This dedicated space ensures the property runs efficiently and quietly, maximising comfort while minimising energy use.

Bedroom 2

A spacious and beautifully presented double bedroom that combines comfort, light and contemporary style. A rear-facing window fills the room with natural light, creating a bright and peaceful atmosphere, an ideal setting for relaxation or guest accommodation. A thoughtfully designed walk-in dressing space fitted with bespoke wardrobes and storage, offering ample room for clothing and accessories while maintaining a sense of elegance and order.

En-Suite

Stylish and contemporary, the en-suite to Bedroom Two has been designed with both comfort and practicality in mind. A large walk-in shower, complemented by a sleek vanity unit with storage and a concealed-cistern WC. Finished with elegant tiling, soft lighting and a heated towel rail, this private space offers a calm and refined setting for everyday relaxation.

Bedroom 4

A bright and versatile double bedroom designed with both style and comfort in mind. The front-facing window fills the room with natural light, enhancing the clean, contemporary feel. With ample space for furnishings and thoughtful details such as laminate wood flooring, modern lighting and a heat exchange system, this room offers flexibility for use as a guest bedroom, teenager's room or elegant home office. Subtle tones and quality finishes make it an inviting space that feels instantly relaxing.

Landing

The second floor landing continues the home's elegant design, featuring soft carpeting underfoot and a Velux window that bathes the space in natural light. Subtle lighting and clean lines create a calm and airy atmosphere, providing an effortless transition to the upper bedrooms and bathroom. Thoughtfully finished, it reflects the same attention to detail and quality found throughout the home.

Bedroom 6

A spacious and beautifully finished double bedroom offering comfort, light and flexibility. With a combination of a Velux roof window and a side-facing double-glazed window, the room enjoys plenty of natural light throughout the day. Thoughtful touches such as fitted wardrobes, shelving and soft neutral décor make it a warm and welcoming space. Whether used as a guest bedroom, creative workspace or peaceful retreat, Bedroom Six delivers both practicality and style, maintaining the home's refined attention to detail.

Bathroom

Beautifully presented and thoughtfully designed, the second floor bathroom offers a calm and inviting space for relaxation. It features a contemporary bathtub with a shower above, a sleek vanity unit with storage, and a concealed-cistern WC. Finished with elegant tiling, an obscured rear window and soft ambient lighting, the room feels bright yet private. The modern heated towel rail adds a touch of comfort, keeping the space warm and welcoming, a perfect blend of style and practicality for family or guests.

Bedroom 5

A light and spacious double bedroom combining comfort with practicality. Natural light pours in through the Velux roof window and side-facing window, creating an airy, uplifting atmosphere. The room includes built-in open wardrobes and shelving, offering excellent storage while maintaining a clean and contemporary look. Thoughtful details such as eaves storage access, soft neutral décor and quality finishes make this an adaptable space, ideal as a guest bedroom, teenager's room or peaceful home office.

Rear Garden

Designed for both relaxation and entertaining, the rear garden is a true extension of the living space. Wide bi-fold doors open seamlessly from the kitchen and family area onto a porcelain-paved patio, creating the perfect spot for alfresco dining or evening drinks as the sun sets. The lawned area offers plenty of space for children to play or for simply enjoying the outdoors, while raised stone planters add structure and a touch of greenery. Thoughtful details such as outside lighting, power points, and a water tap make the space as practical as it is beautiful. Secure fencing provides privacy and peace of mind, creating a calm and inviting backdrop to everyday life. Whether you're hosting summer gatherings or enjoying quiet mornings with coffee in the sunshine, this garden perfectly complements the home's modern, family-focused design.

Garage

Double Garage

The spacious double garage is as practical as it is impressive, designed with modern living and energy efficiency in mind. Featuring a painted concrete floor, power and lighting, and an electric up-and-over door, it provides secure parking and ample room for storage or workshop space. Two GivEnergy 5.2kW batteries are neatly installed here, storing the energy generated by the home's solar panels, a key part of the property's eco credentials.

Additional features include Cat 5 cabling, a combi boiler, fitted workbench, and fuse box, all carefully integrated to ensure functionality without compromise. With natural light from two obscured side windows and plenty of room to organise tools, bikes or leisure equipment, this garage perfectly complements the home's blend of intelligent design, sustainability and everyday practicality.

Driveway

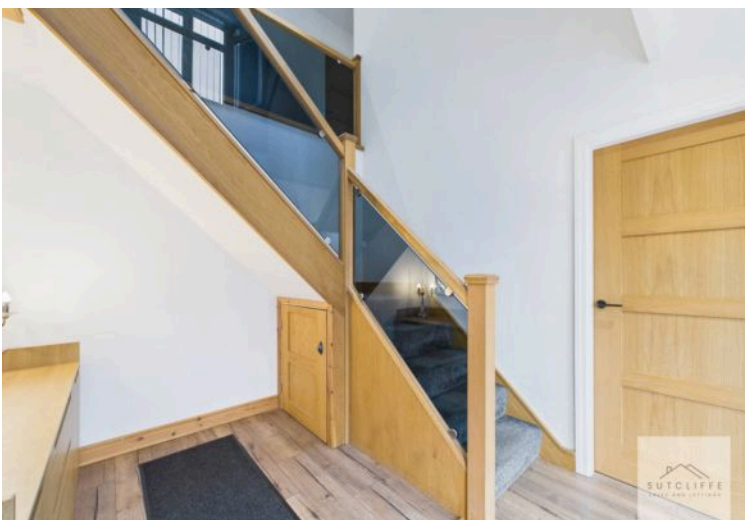
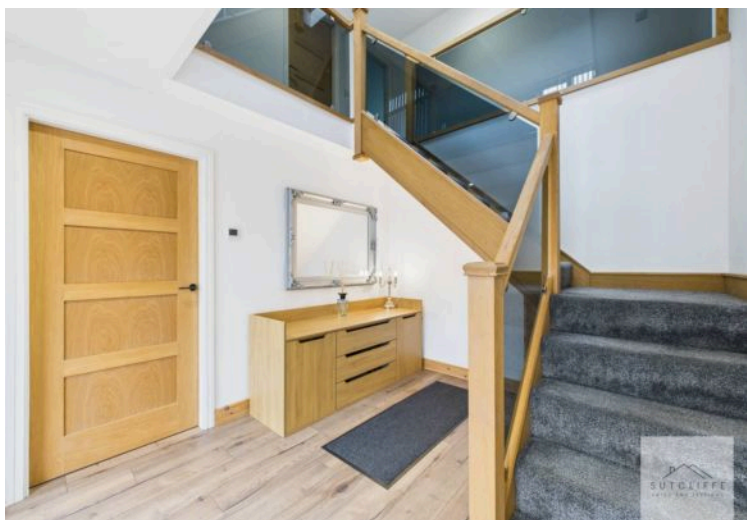
8 Parking Spaces

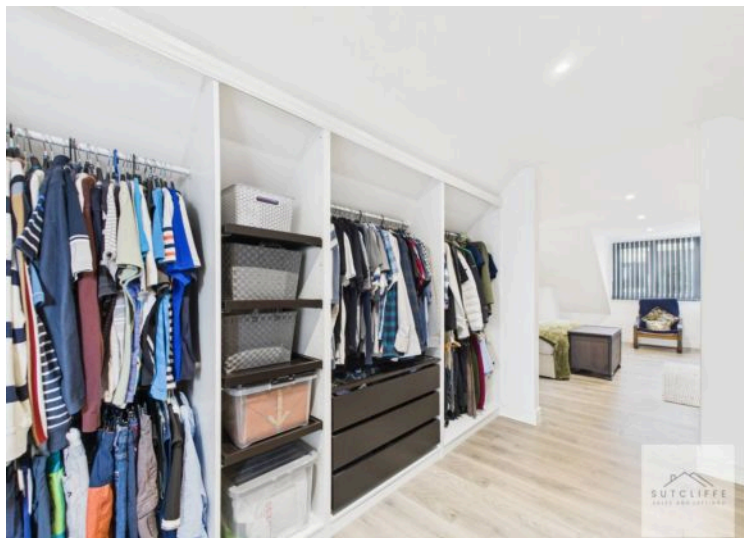
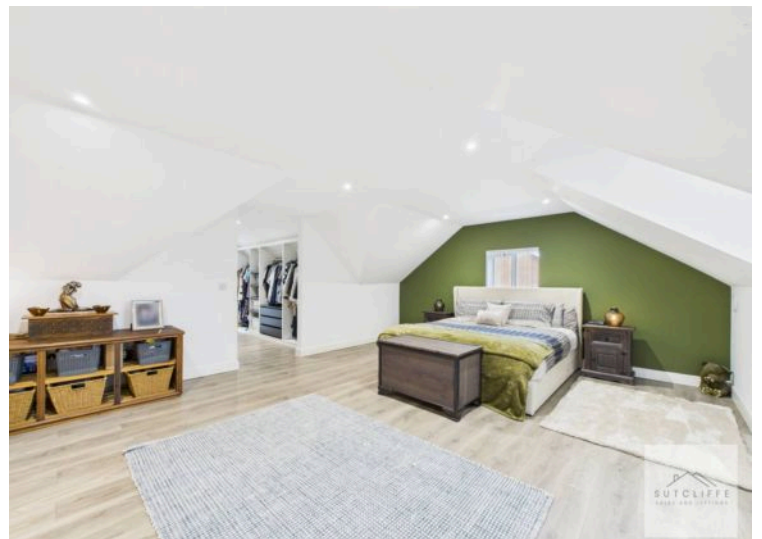
From the moment you arrive, this home makes a lasting impression. A gravel driveway framed by a rendered stone wall and porcelain pathways creates a sense of understated luxury and timeless design. The property's modern façade is complemented by soft soffit lighting, highlighting the architectural lines and welcoming you home, day or night. There's ample parking for several vehicles, with easy access to the double garage, which offers both practicality and additional storage. The solar panels integrated into the roof are a subtle reminder of the home's eco-conscious design, harnessing energy efficiently while blending seamlessly with its contemporary aesthetic. Finishing touches such as the wooden side security gate, outdoor power points, and landscaped borders reflect the same attention to detail found throughout the property. Stylish, secure, and beautifully presented, the front of this home sets the perfect tone for the exceptional living that awaits inside.

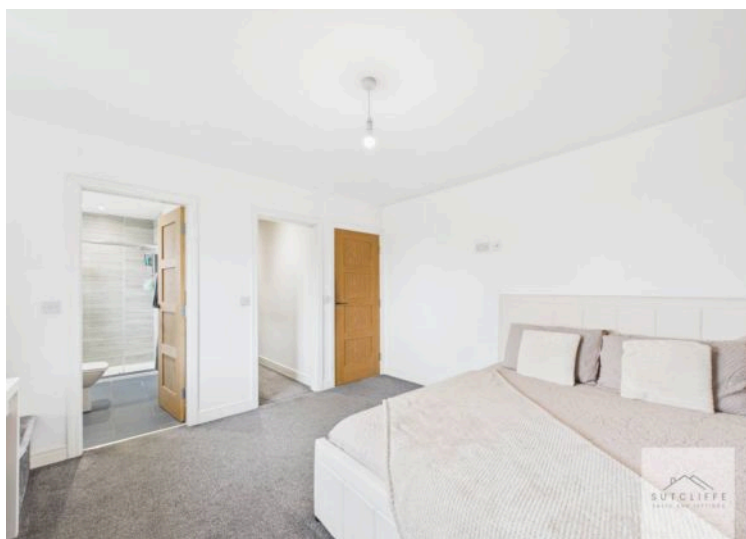
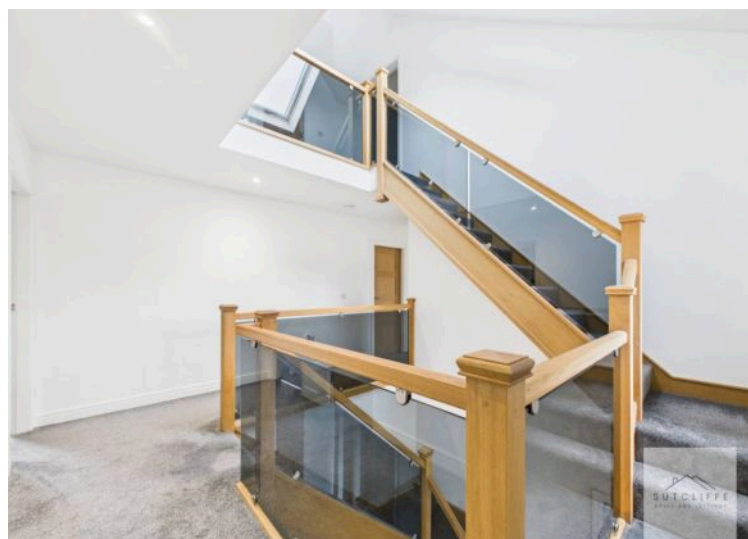
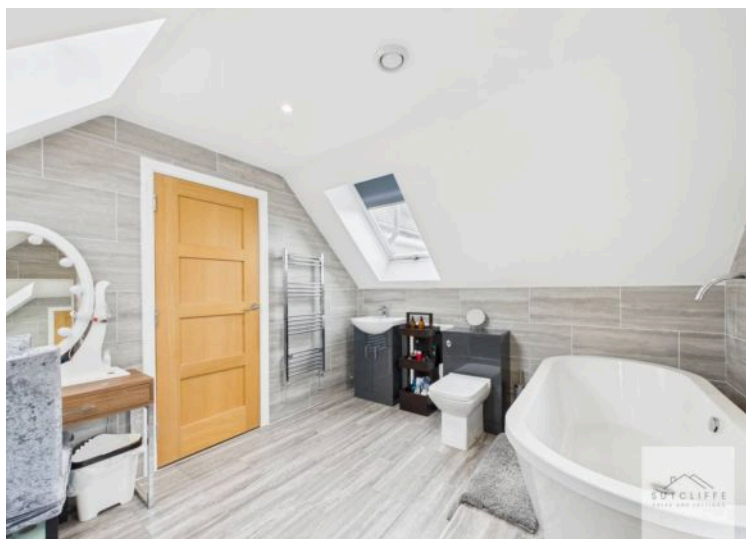


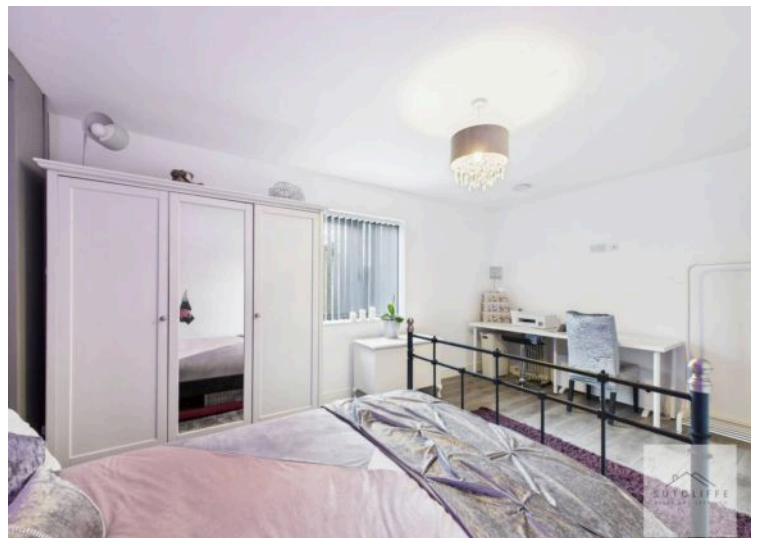
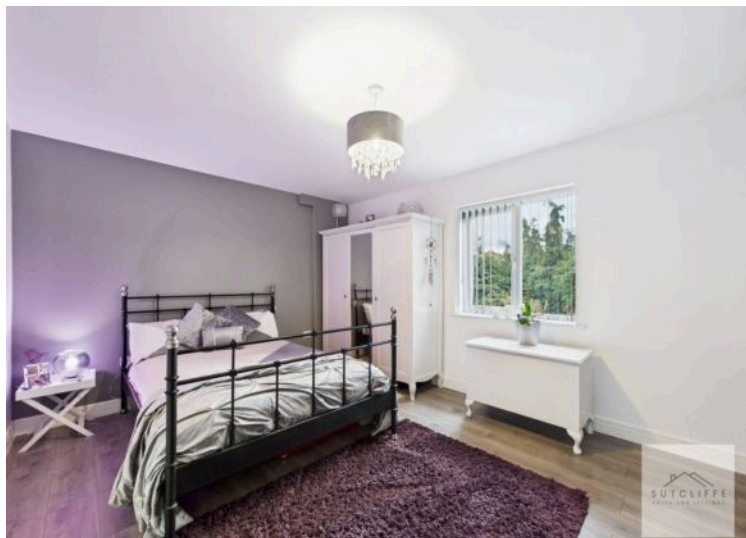
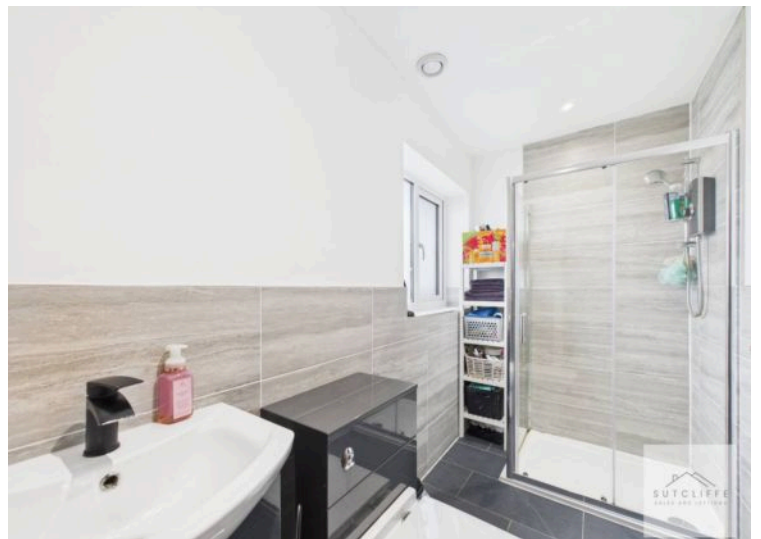
















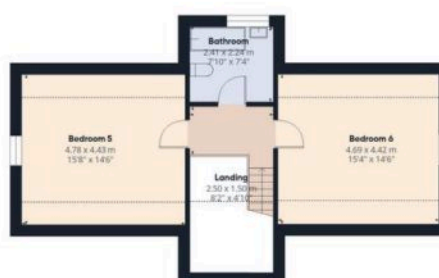




Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

346.5 m²

3728 ft²

Reduced headroom

20.5 m²

221 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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