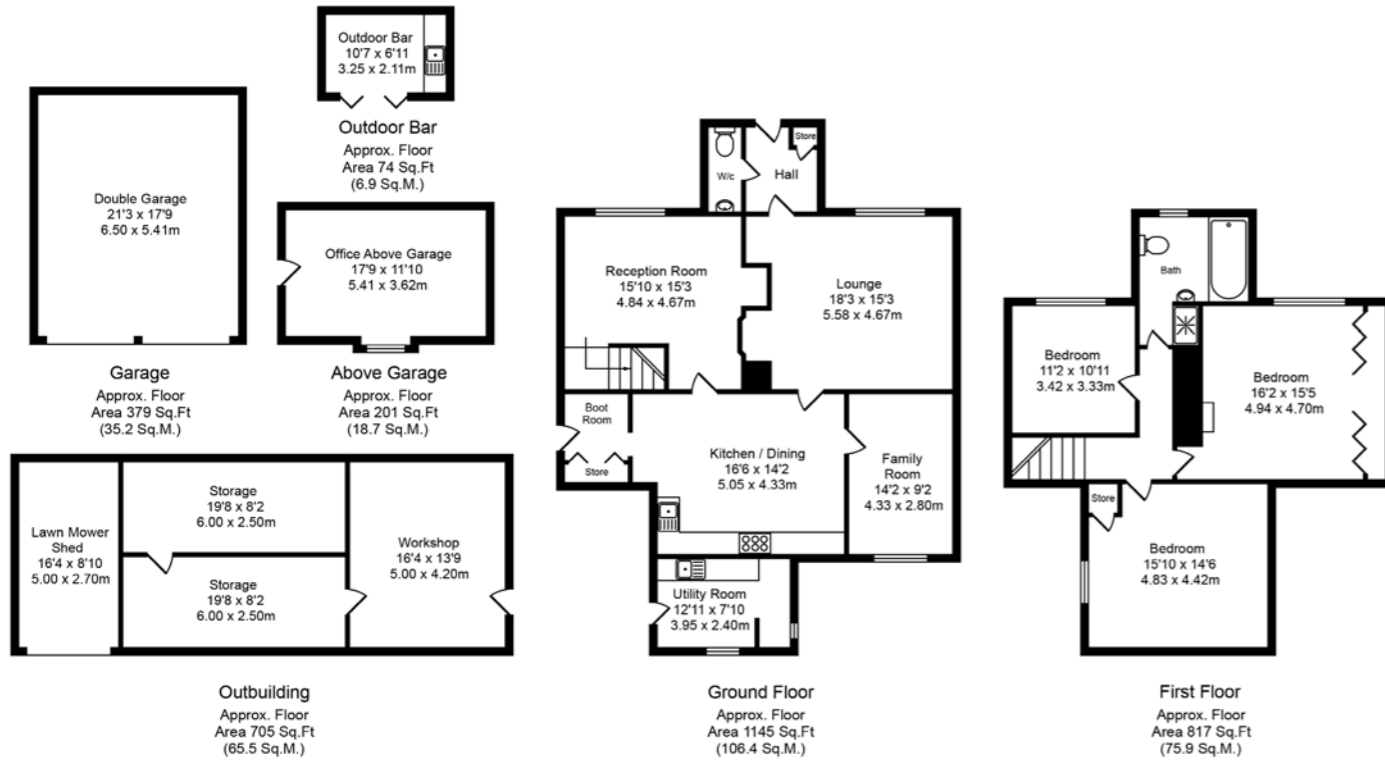




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 3321 Sq.ft. (308.6 Sq.M.)**

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



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: E

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to bring to market "Barkers Farm" - a rare and exquisite opportunity to acquire a truly one-of-a-kind property. This stunning three-bedroom country farmhouse, nestled within a sizable private plot along the sought after Elmers Green in Skelmersdale, West Lancashire, is a true gem of architectural beauty.

Boasting a grade II listing, this premium property has undergone a comprehensive renovation, seamlessly blending its original period features with a contemporary design aesthetic both inside and out. Beautifully positioned, "Barkers Farm" benefits from full planning permission for a double-storey extension, poised to transform this already captivating residence into a luxurious four-bedroom haven. Immerse yourself in the charm of the countryside while still enjoying the convenience of nearby local amenities, retailers, and excellent transport links, including a local rail station and easy access to the motorway network.

Upon entering through the secure electric privacy gate, you are greeted by a large, cobbled driveway leading to the picturesque main residence. Additional features include a detached double garage with overhead office space and a separate outbuilding, presently utilized for garden storage but could easily be repurposed into a garden room summer house, home office or even ancillary accommodation subject to planning consent.

Inside the main residence, a spacious and free-flowing floor plan awaits, thoughtfully designed to honour the property's original character. The ground floor boasts three expansive and bright reception rooms and an open-plan dining kitchen fitted with top-tier amenities, including a range of integrated appliances and stylish contrasting work surfaces. Ascend to the first floor to discover three generously proportioned double bedrooms, each offering a pleasant outlook over the surrounding area. The main family bathroom is a testament to both functionality and aesthetic appeal.

Set within a substantial private plot, the property's grounds are well-established and predominantly laid to lawn. Enjoy the lush surroundings bordered by a variety of mature trees, plants, and shrubs, with multiple patio terraces providing the perfect setting for outdoor entertaining.

With 3,321 square feet of generously proportioned living space, "Barkers Farm" is a residence that demands to be seen to be fully appreciated. Within the last 6 months the present owners have installed authentic Accoya windows and doors throughout the property, including a feature stable door sympathetic to the property's outstanding character. Additionally a recently acquired premium hot tub will be included within the sale. The approved planning permission for a lavish contemporary extension only adds to the allure, making early viewing essential to avoid disappointment. Further details on the planning consent can be provided via the office, or available for your perusal on the West Lanes planning portal. Don't miss this opportunity to own a property of unparalleled character and charm, nestled along a premium semi-rural road and boasting a prestige façade with an incredible fit and finish throughout.

