

**FOR SALE**

The Old Corn Mill, Smithy Lane, Mawdesley, L40 2QG

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## The Old Corn Mill, Smithy Lane, Mawdesley, L40 2QG

*Exceptional, beautifully designed five bed family home in prime village setting.*



- Five bed home of true distinction
- Discreet central village location
- Air source pump & underfloor heating
- Snug/Bar, Study & Cinema Room
- Exquisite craftsmanship & luxury build
- Large private mature gardens
- Stunning living kitchen with bifold doors
- 3800 SQ.FT. / Freehold

This luxurious residence is a marvel of conversion craftsmanship. Its high-quality build and unique interior are a testament to architectural vision and bold design. Hidden down a secluded drive, the property unfolds over two levels, offering 3,600 square feet of luxuriously appointed and incredibly versatile accommodation. Each room is unique, with high ceilings and in some cases, mezzanine levels that add to the living space. The heart of the home is an awe-inspiring, industrial-style open kitchen with custom cabinetry, high-end granite countertops, integrated Siemens appliances, and original exposed brickwork with York stone flooring. A grand island with an ancient limestone worktop encased in solid oak stands as the centrepiece. Next to the kitchen is a family/sunroom with bi-folding doors that open to the outdoors, enhancing the sense of space and light. A utility room and boot room are conveniently located off the kitchen. The property features a grand reception hallway with exposed brick and stone walls and a beautiful oak staircase. Downstairs, there's a newly fitted family bathroom with Italian Marble-style tiles and designer fixtures, and a separate cloakroom/WC serving four spacious bedrooms, each with its own unique character. Upstairs, a stunning open-plan lounge with exposed beams and a wood burner provides a perfect environment for all the family to enjoy with access to a range of unique rooms, including a study area, office, a stylish den with a rusted steel wall and built-in bar, plus a hidden cinema room. The master bedroom is a sophisticated retreat with a romantic Juliet balcony offering panoramic garden views and a luxurious en-suite bathroom. The home's design incorporates sustainability, with solar panels and an eco-friendly air source heat pump for efficient heating, and a mix of traditional cast iron radiators and underfloor heating for comfort. Externally, The Old Corn Mill has ample parking, a detached garage/workshop, and newly installed wrought iron gates and railings for security. The south-facing gardens cover half an acre, with rolling lawns, a charming brook, and views of the neighbouring countryside. A stone patio area extends from the family room, providing a perfect setting for outdoor living and entertainment..



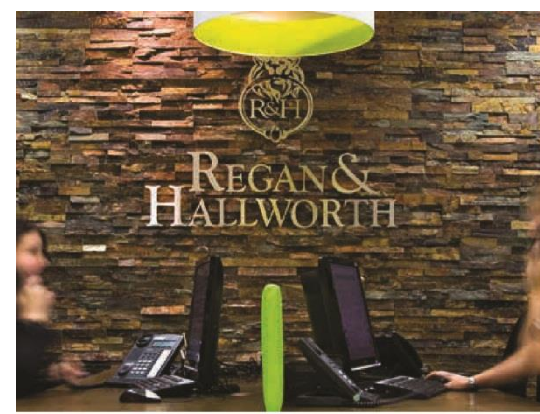




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**TOTAL FLOOR AREA : 3800 sq.ft. (353.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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