

FOR SALE

Smiths Barn, 47a Elmers Green, Skelmersdale, WN8 6SG



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Luxury, eco designed barn conversion finished to the highest of specifications.



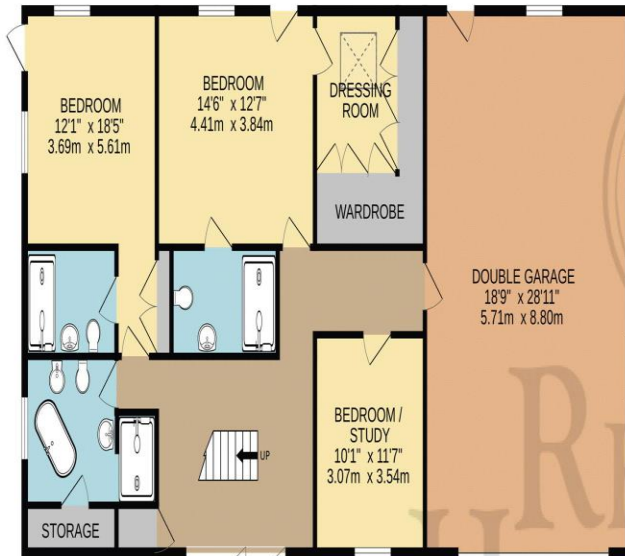
- Exceptional detached barn conversion
- Future proof eco design
- Luxury fittings throughout
- Grade II Listed
- 4 bedrooms / 2 reception rooms
- Ground source heating plus solar
- Unique upside-down layout
- 2811 SQFT

Nestled in a stunning, private & mature plot that extends to approx 2 / 3 acre, Smiths Barn is genuinely unlike anything else on the market right now. Dating back to the late 1600s, this wonderful detached barn was lovingly rebuilt by the current owners just 3 / 4 years ago with an eye on the future as well as the past. Boasting all the benefits & properties of a smart new eco home coupled with the historical significance of a Grade II Listed stone barn - this property simply must be viewed to be fully appreciated. Creating a low impact eco property that is also a stone barn conversion is such a rare thing (most eco-homes are simply new build, modern homes) Smiths Barn is a genuine triumph in design and execution. In terms of low cost running features, the home benefits from ground source heating which provides underfloor heating on both floors and hot water. There are recessed solar panels on the roof (for electricity, battery storage and hot water), a clever secondary hot water system, a whole house ventilation system, plus separate thermostats in each room. The property internally is set across two floors that extend to 2763 square feet of living space, our clients have cleverly turned the traditional layout upside down, resulting in a striking open plan living area upstairs that incorporates the stunning exposed trusses of the old barn & signature vaulted ceilings. Beautiful exposed stone walls, elegant old beams and even an original listed wattle & daub wall in the kitchen are just some of the wonderful barn-style features of the home that in brief comprises; three bedrooms & three bathrooms on the ground floor, with two of the bedrooms benefiting from luxury en-suites. There is a sleek high spec principal bathroom with free standing bath & inset TV. A striking oak & glass floating staircase leads upstairs to the open plan kitchen diner / living area plus additional bedroom. The kitchen is finished with a range of quality integrated appliances including instant hot water tap, Corian worktops, induction hob & even water sensitive Velux windows above. There is also a wc / cloaks plus dining area upstairs too. Externally the wonderful mature plot is notably private & boasts a large sweeping driveway with electric gates, ample off road parking, a substantial detached timber workshop/store plus beautiful duck pond & double garage. Early viewings are essential to appreciate the quality of this unique barn conversion.

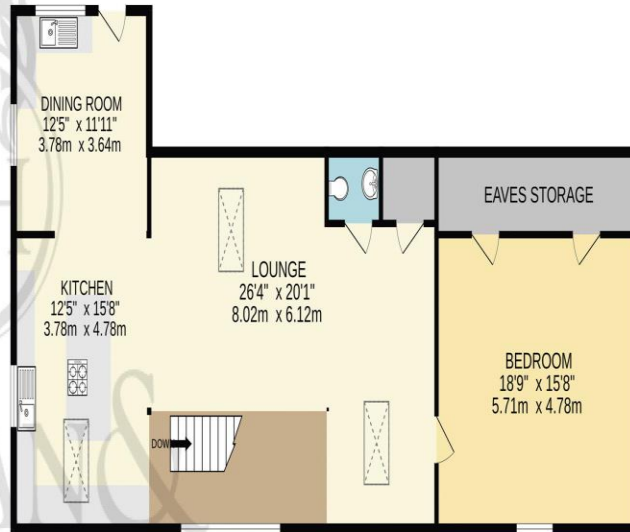




GROUND FLOOR
1598 sq.ft. (148.4 sq.m.) approx.



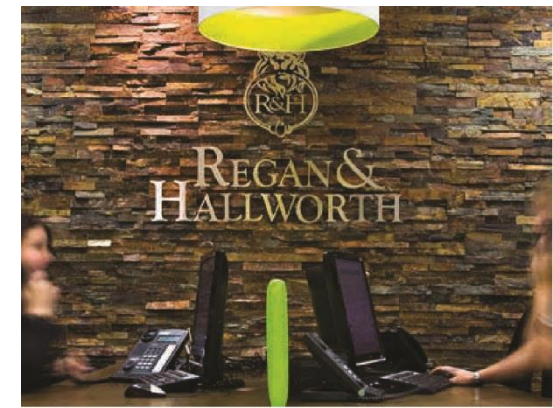
1ST FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 2845 sq.ft. (264.3 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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