

**FOR SALE**

Diggers Barn, Ferny Knoll Road, Rainford, WA11 7TL

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

ESTD  
1996





## Diggers Barn, Ferry Knoll Road, Rainford, WA11 7TL

A contemporary barn conversion featuring 2726 SQ.FT. of exquisite living accommodation.



- Exceptional 4 bed barn conversion
- Prestigious gated courtyard development
- Luxury kitchen, lounge & utility room
- Bar / games room
- Contemporary high spec interior
- Rural location on edge of village
- Stunning Orangery with bifold doors
- 2726 SQ.FT. / Freehold

This exquisite barn transformation is a testament to architectural brilliance, featuring two modern extensions that seamlessly blend with the original structure. Each addition has been meticulously crafted, adhering to the most exacting standards, ensuring that luxury and quality are evident in every detail. Nestled within a prestigious courtyard enclave, this property is one of only three custom-designed residences, each offering an unparalleled living experience. A secure, gated entry opens to a sweeping private driveway, leading to this haven of exclusivity and elegance. Perched on the cusp of Rainford village, the home is enveloped by the serene beauty of the adjacent open countryside. This idyllic setting provides a tranquil retreat that is remarkably close to the village's conveniences, a highly-regarded school, and the motorway network, offering the perfect balance of rural charm and accessibility. The interior is a showcase of modern sophistication, boasting an array of high-end features. At the heart of the home is a stunning granite kitchen, setting the tone for the refined aesthetic found throughout. The layout includes a generous reception hall with newly added feature porch, a cloakroom with WC, an inviting lounge, and a utility room. Additional luxuries include a stunning Orangery / family room with large central roof lantern and a bar/games room designed for entertainment and relaxation. The rear of the property features expanses of glass and several large bifold doors that open right out into the private enclosed gardens with a large patio for outside living & dining. Ascending to the first floor, the residence presents four well-appointed bedrooms, including a master suite complete with a dressing room that could easily be converted into an ensuite bathroom and a chic family bathroom. The exterior complements the interior's grandeur, offering extensive forecourt parking and a secluded rear garden that opens to breathtaking views of the surrounding landscape. Sustainable living is at the forefront, with solar panels generating an annual income of approximately £2000. The property also features new double glazing, underfloor heating in the family room, secure intercom access, a comprehensive CCTV system, central heating, and an electric car charger.







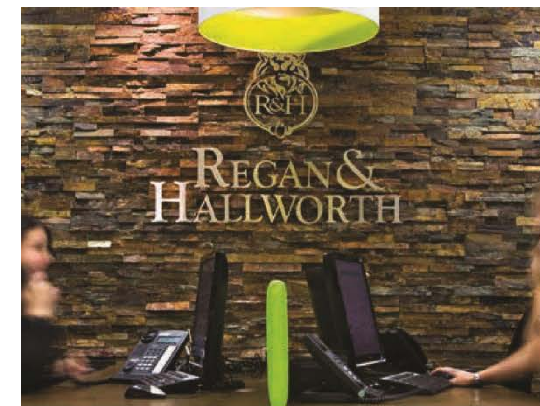




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TOTAL FLOOR AREA : 2726 sq.ft. (253.2 sq.m.) approx.

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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