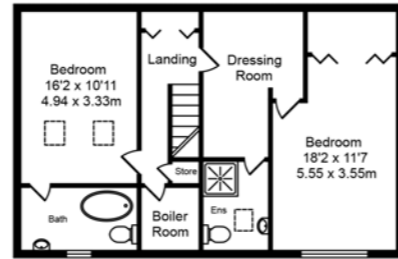




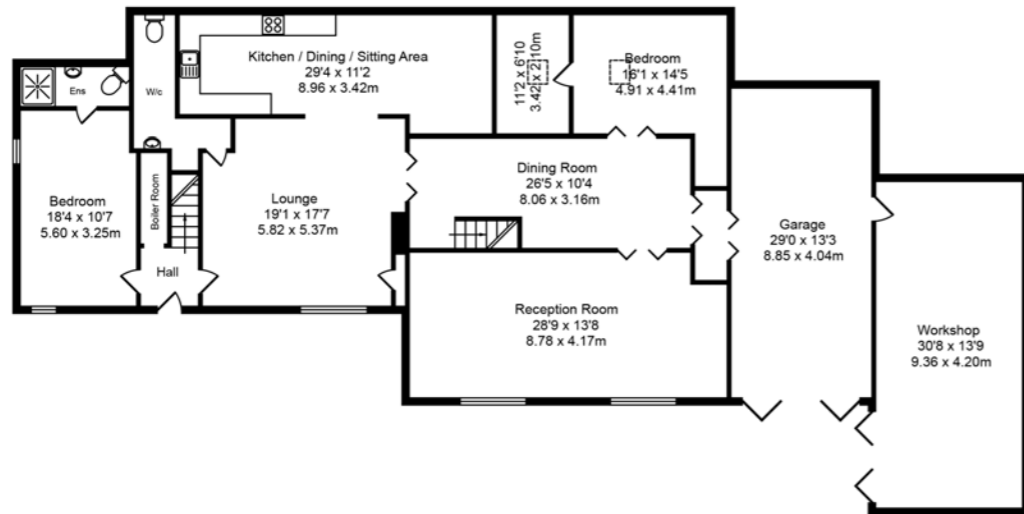
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 3737 Sq.ft. (346.3 Sq.M.)**

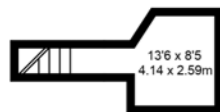
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor  
 Approx. Floor Area 792 Sq.Ft (73.6 Sq.M.)



Ground Floor  
 Approx. Floor Area 2647 Sq.Ft (264.5 Sq.M.)



Cellar  
 Approx. Floor Area 88 Sq.Ft (8.2 Sq.M.)



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

Every care has been taken with the preparation of these property details but they are 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. These property details do 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 a unique opportunity to acquire this extraordinary four-bedroom barn conversion, residing within a private plot along Grimshaw Road in Skelmersdale, West Lancs.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers. Superb transport and commuter links are provided, with several highly regarded primary and secondary schools residing nearby, making this ideal for working professionals and families.

Nestled within a generous and well-established plot, 'The Old Barn' impresses from all angles and enjoys a large driveway and dramatic sense of approach, with an abundance of private off-road parking provided. Accessed via the main front entrance, this special property enjoys three substantially proportioned main living areas, all of which are flooded in natural light and decorated to a high level. Two large double bedrooms reside to the ground floor, with the larger of the two enjoying tiled en-suite bathroom facilities. The rear of the property enjoys a large kitchen which has been fitted with a bespoke range of wall, base and tower units, featuring a range of integrated appliances, with an ample dining and living area following on and warmed by a premium contemporary log burning fire place and oven. The ground floor accommodation is completed with an integrated double garage and further through into a substantial workshop.

The first floor enjoys a centrally positioned galleried landing, with two large bedrooms residing either side of this welcoming space. Both bedrooms are generously proportioned with the main bedroom benefiting from a walk-in dressing room with adjoining tiled en-suite bathroom. Additionally a second staircase leads to a cosy reading nook and enjoys a pleasant overhead outlook of the area below.

Externally the property sits within a well-established semi-rural plot, with a range of trees, plants and shrubs. The large wrap around plot provides a woodland area, large turfed formal garden and large block-paved patio terrace and hard standing area, ideal for entertaining and dining al-fresco.

The present owners have recently applied for a significant eco grant which would see the property benefit from the addition of solar panels, an air source heat pump and modern insulation throughout the property. At approval stage, this would be transferred to the new owners of the property at no extra cost.

This vibrant property extends to an impressive 3,737 square feet of contemporary living accommodation and is brimming with an abundance of future development potential. Internal inspection is highly advised to fully appreciate this stunning unique converted barn.







**KEY FEATURES**

- Extraordinary Barn Conversion
- Four Bedrooms
- Circa 3737 Square Feet
- Three Reception Rooms
- Bespoke Fitted Kitchen
- Well-Established Private Plot
- Integrated Double Garage & Workshop
- Off-Road Parking
- Semi-Rural Location













