



## Maria B Evans Estate Agents Limited

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**Wood End Barn, Parr Lane, Eccleston, PR7 6RL**

**Offers in the region of £750,000**



- Superb semi-detached red sandstone-built barn conversion
- Idyllic rural setting on the verge of Eccleston village
- Located within the curtilage of a Grade II listed farmhouse
- Farmstead style enclave of similarly impressive properties
- Sited around a cobble-sett courtyard with lengthy drive
- Brimming with historic charm and character features
- Hallway with cloakroom off and staircase to first floor
- Principal lounge and study with rural aspects to the rear
- Exceptional L-shaped, triple aspect living dining kitchen
- Three spacious double bedrooms to the first floor
- Master bedroom with en suite shower and dressing area
- Family bathroom with four-piece contemporary suite
- Driveway parking, single garage and garden to the rear
- Potential for further ground floor extension to the side
- Excellent spot for village amenities and motorway access

Reached via a lengthy private driveway, this superb, farmstead-style enclave comprises a Grade II Listed former farmhouse, individually designed former agricultural buildings plus four similarly caste new build properties – all sitting perfectly together. Located on the verge of Eccleston village in an idyllic, secluded, rural setting, the properties are positioned around a central, cobble-sett courtyard and surrounded by far-reaching pastoral aspects, preserving the historic form and character of the original farmstead.

This outstanding semi-detached red sandstone and brick-built barn of generous proportions will be sympathetically renovated whilst retaining its historic charm and original features with an array of gnarled beams and ancient king trusses.

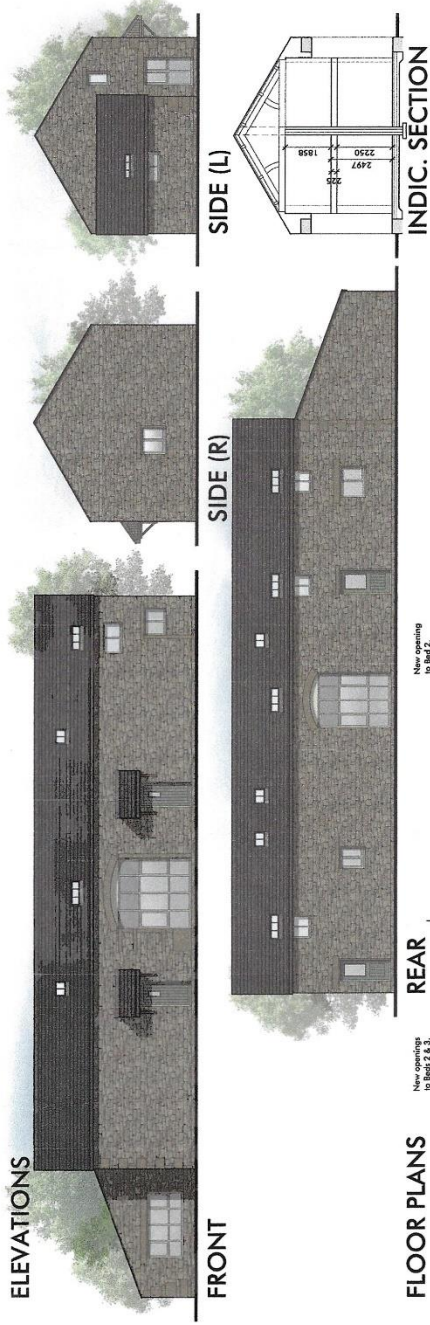
Internally, new walls will be introduced throughout the existing footprint of the barn to create additional rooms and the roof will be raised slightly to create the required additional headroom for a first floor. The barn will then be re-roofed replacing the existing concrete sheeting with natural slate and traditional carpentry methods applied whilst the modern brick additions will be stripped away and replaced with stone to capture the principle of the original barn.

The mindful yet sophisticated design offers accommodation set over two floors; the ground floor will incorporate an inviting hallway, principal lounge, an open-plan living-dining-kitchen with utility/boot room off and a downstairs cloakroom. The first-floor galleried landing gives way to three double bedrooms, the very spacious master bedroom having a dressing area and an en suite shower room, and a family bathroom with contemporary four-piece suite of back-to-wall bathtub, shower cabinet, wash hand basin and w.c.

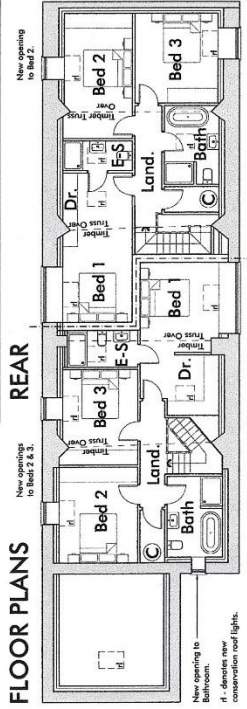
Located within the curtilage of the Grade II listed Wood End Farm, situated to the east, the barn has a total floor area of 154.24 sq.m (1660 sq.ft) which can be extended to the gable end, under its permitted development entitlement, and at an additional cost.

In line with green credentials, the property will be warmed by an air source heating system.

# ELEVATIONS



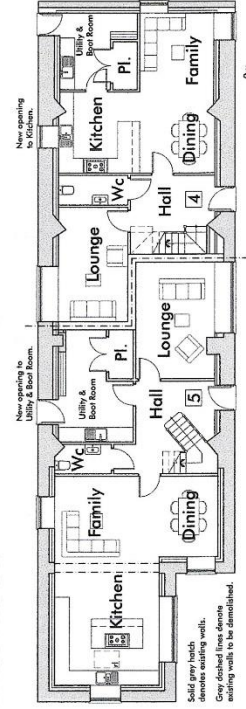
## FLOOR PLANS



## REAR

**FLOOR AREAS**  
 Bed 4  
 Ground Floor: 98.09m<sup>2</sup> / 7,448ft<sup>2</sup>  
 First Floor: 48.71m<sup>2</sup> / 4,868ft<sup>2</sup>  
 Total: 146.80m<sup>2</sup> / 1,433ft<sup>2</sup>  
 Bed 5  
 Ground Floor: 90.53m<sup>2</sup> / 7,974ft<sup>2</sup>  
 First Floor: 43.71m<sup>2</sup> / 4,688ft<sup>2</sup>  
 Total: 134.24m<sup>2</sup> / 1,450ft<sup>2</sup>

## FIRST FLOOR



## GROUND FLOOR

0m 5m 10m  
 Scale 1:100

Revision Notes:

CLIENT	S&I Developments
PROJECT	Residential Development at Wood End Farmhouse, Red Lane, Eccleston, Chorley, PR7 5RL
DRAWING	Born - Proposed Plans & Elevations
DRAWN	WA
DATE	09/06/22
SCALE	1:100
SHEET	A2
NUMBER	21/154/003
REVISION	



213 Pavilion Road, White-le-Woods, Chorley, Lancashire, PR6 7RE  
 Telephone: 01257 861555 | Website: www.lmparchitects.co.uk  
 \*Architects for residential development are required to register with the Architects' Register\*



Boundary Treatment Key  
 --- 1.2m high stone wall  
 --- 1.2m high timber screen fence

Existing Buildings to be Demolished		
Building Name	Footprint (m <sup>2</sup> )	Volume (m <sup>3</sup> )
C	132.50	571.13
D	26.27	73.69
E	264.01	1218.14
F	37.12	123.41
G	76.06	262.12
<b>Total</b>	<b>475.96</b>	<b>2168.52</b>

Proposed Buildings		
Building Name	Footprint (m <sup>2</sup> )	Volume (m <sup>3</sup> )
Plot 2	113.90	897.70
Plot 5	126.15	792.00
Plot 6 & 7	230.25	1435.02
<b>Total</b>	<b>470.30</b>	<b>2924.72</b>

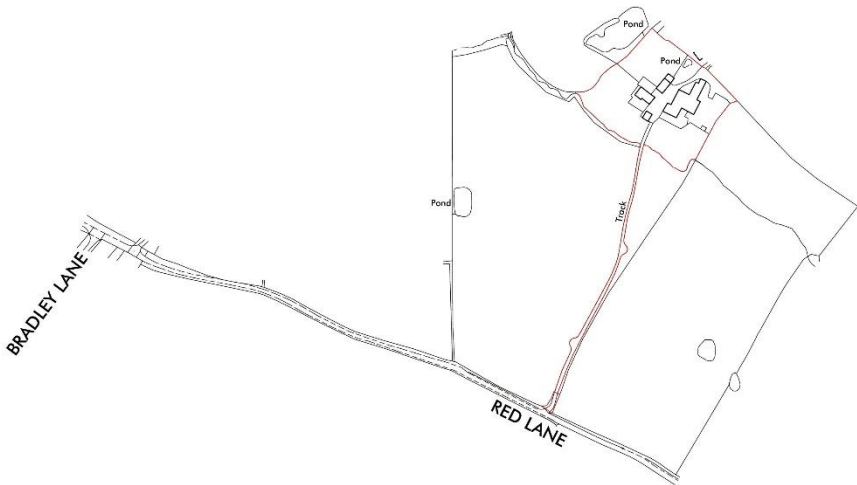
  

Data Comparison		
Data Source	Footprint (m <sup>2</sup> )	Volume (m <sup>3</sup> )
Total Demolished	556.56	2193.52
Total Demolished (-20%)	722.85	2838.86
Proposed Buildings	470.30	2924.72
<b>Total Remaining</b>	<b>244.23</b>	<b>86.14</b>

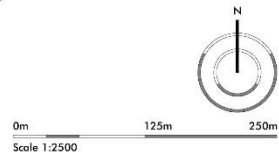
- Revision Note:
- A. Realigning building & access track layout. Boundary treatment along with additional landscaping conditions included as per request of Local Authority. WA 01/07/22
  - B. Red line boundary amended as per request of Local Authority with inclusion of site boundary. WA 11/07/22
  - C. Red line boundary amended and concrete garage blocks removed as per request of Local Authority. WA 07/08/22
  - D. Report amended following Local Authority feedback. WA 15/09/22
  - E. Amendments to report to meet type following Local Authority & Heritage Consultant feedback. WA 30/11/22
  - F. Concrete garage replaced by two parking bays and existing buildings E & I removed from data calculation following Local Authority feedback. WA 26/01/23

CLIENT	S & I Developments		
PROJECT	Proposed Residential Development at Wood End Farmhouse, Red Lane, Eccleston, Chorley, PR7 5RL		
DRAWING	Proposed Site Plan		
DRAWN	WA	DATE	09/06/22
SCALE	1:500	SHEET	A2
		NUMBER	21/154/P01
		REVISION	F

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 7-13 Preston Road, White & Wood, Chorley, Lancashire, PR7 5RL  
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The Plan Referred To  
 Scale 1:2500 at A3





## Adjacent farmland



## Driveway to farmstead



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is to be confirmed**

**The Council Tax Band is to be confirmed**

**The property is served by septic tank**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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