



Maria B Evans Estate Agents Limited

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

Offers in the region of £975,995



- Stunning, truly unique former Corn Mill conversion
- Rooms are, literally, designed on an industrial scale
- Meticulously finished and presented throughout
- Spacious, beautifully appointed living-dining-kitchen
- Three further characterful reception rooms to first floor
- Master bedroom to first floor with luxurious en suite
- Four further double bedrooms to the ground floor
- Served by opulent contemporary style Italian suite
- South-facing, secluded, tiered gardens and sun terraces
- Gardens measuring approximately one third of an acre
- Cobbled driveway and parking for five vehicles
- Detached brick garage with power

An almost incomparable property, The Old Corn Mill has been meticulously redesigned and refurbished to an exacting standard whilst retaining much of the fabric of its former life and creating a truly unique family home. The adaptable accommodation opens it up to a wide range of prospects who will, no doubt, be transfixed by the simply splendid living space, south-facing gardens, aspects and location.

Reflections of a former life...

The solid oak panel entrance door is bordered by a glazed fan light and side panels allowing natural light to flow through to the impressive hallway. York stone flagged floors run through most of the ground floor, having underfloor heating, alongside exposed brick or stone walls, industrial remnants and bygone antiquities cleverly retained to reflect a former life and offset by more contemporary flashes. These features combine to present a truly unique property which will entrance and enthrall in equal measures.



The 'Wow' factor...

From the hall, a stable-style door opens to the superb living-dining- kitchen with York stone flooring stretching beyond the dining area, with side window, to the far corner bi-folding cantilever doors which open to the raised sun terrace and work to combine the two interior and exterior areas. Highlighted by the recessed downlighting, the fabulous range of bespoke two-tone hand-painted cabinets in F&B's Railings and House White, with pewter cup handles, line three walls and incorporate a shelf-lined larder and, on the opposite wall, housing for a fridge freezer straddled by Siemen's combination microwave and coffee machine. The mottled grey granite counters blend perfectly and coordinate with the honed-limestone island worktop edged on two sides with an oak breakfast bar and three pendant lights are suspended above. The inset Kohler one and a half bowl porcelain sink unit with French style mixer tap has an etched drainer alongside and a Siemens integrated dishwasher close by. Providing the cooking facilities, a Rangemaster Falcon range-style cooker with five-ring induction hob is set into the beamed niche with canopy-style extractor fan above.



Moving seamlessly into the comfortably spacious living area with a centrally suspended pendant light and a wall mounted television point finishes this sublime family hub. Just off the kitchen, the utility room has opaque sliding sash windows, downlights and fitted ivory cabinets with granite effect worktops. There is an inset stainless steel sink unit, space and plumbing for essential white goods plus a full-height cupboard housing the hot water cylinder tank and electricity consumer board. Also, off the kitchen, the rear porch with stone floor offers the perfect boot room having a door from the garden, seating area, a stone mullion side window and a ceiling light.



A room is a room until...

From the main hall, the carpeted inner hallway has a multi-lamp pendant light suspended from the coffered oak ceiling panel and leads to the four, ground floor double bedrooms, each with traditional style radiators, and the opulent family bathroom.



Firstly, the ample-sized second bedroom has a window to the side, recessed downlights plus a built-in cupboard. Bedroom three features exposed ceiling beams, French windows to the front, a side window and recessed downlights. Bedroom four has window to the front, a Velux skylight, pendant light and a timber ladder to a mezzanine study area.



Bedroom five has an oak beam and exposed rafters, an opaque window to the rear, pendant light, a corner built-in wardrobe and a wall-mounted television point.



These rooms are served by the luxurious bathroom, fully tiled with white marble effect porcelain and fitted with a white Catalano suite comprising a trapezoid duo bath, a walk-in shower with glazed screen, a vanity set wash hand basin with weathered copper faucets, and a close coupled WC. There is an opaque rear window and a light shaft having an electronically controlled Velux window drawing natural light to the space which is warmed by underfloor heating and a vertical tubular radiator and further lit by recessed downlights.



Completing the ground floor accommodation, the cloakroom has an opaque sliding sash window and a two-piece suite of a vanity wash hand basin and high flush WC.

And so, to bed... or not?

From the main hallway, a striking, bespoke hand-made oak spindle staircase rises and turns to the first-floor landing, has a storage area beneath and a chandelier point above. The landing has skylights to the vaulted ceiling, windows to the rear and a front window encased with a carved oak surround having an inset seat and wardrobes to both sides.



A latch door opens to the superb, dual aspect master bedroom with two sliding sash windows to the front and French windows with Juliet balcony to the rear, enjoying garden views and rural aspects beyond. The vaulted ceiling has a grand King Truss spanning the room alongside a chandelier point and there is a full-height exposed brick feature wall. The en suite is tiled in natural shades to the floor and splash areas of the five-piece suite which comprises a claw foot slipper bath with mixer tap and hand shower, a tiled plinth set with twin wash hand basins having illuminated mirrors over, a close coupled WC and a step-in shower with glazed screen, sprinkler and hand showers. Linen is warmed on the traditional style radiator which has an integrated brass pipe heated towel rail.



The dual aspect, first floor and capacious principal lounge has a window to the front, four electronically controlled Velux skylights and French windows with a Juliet balcony giving far-reaching rural aspects. A multi lamp pendant light is suspended beyond a second King Truss which spans the room, and an exposed stone wall supports part of the now decorative, former Corn Mill mechanism. Against the stone wall, a beast of a log burner warms the room along with the underfloor heating and has a rustic full-height log store alongside whilst a wall-mounted television point

close by makes for ultimate cosy nights in. Two anterooms run off the lounge; an office area with pitch pine flooring, comfortable storage benches to one end and space for a desk, the second room has a latch door and is used as a further study but also houses the communication networks and ground source heating controls.



To the rear of the lounge, the cinema room has LED ceiling pin-lighting and underfloor heating to give an atmospheric aura to the room which has just two small low-level shutter windows. The split-level floor creates a tiered seating space and a black timber backdrop supports a wall-mounted television of your choice. From this area, two separate studies are available to suit working-from-home needs.



Oak steps rise from the lounge to the mezzanine bar area having rustic tin walls showcased by two Velux skylights and featuring an oak and tin-built drinks bar. The seating area has a combined ceiling light and fan above and this is the perfect end-of-a-long-week retreat.

Tiers and terraces

The extensive, south-facing gardens are equally as impressive as the interior, starting at the cobbled entrance and parking area and turning towards the detached brick-built garage with arched timber doors, a stable-style side door, power and light. Through a low-level wrought iron gate, the split-level, York stone flagged sun terrace - complete with inset millstone - wraps around to the rear of the residence, is outlined by iron railings and dotted with container planting for summer colour around the alfresco dining space overlooking the tiered garden. Dropping down slightly, a further secluded sun terrace provides a perfect spot for morning coffee or a spot of lunch overlooking the garden. Cobble steps lead the way down to the high-hedge enclosed lawn garden with stepping-stone path cutting through to a broad, timber plank bridge crossing the brook where a further lawn area incorporates a secluded stone and cobble sun terrace set close to the raised lavender-bordered picnic area with sleeper-edged fruit and vegetable beds.



A must be seen to be believed property!



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 C

The Council Tax Band is F

The property is served by mains drainage

**The property is warmed by air source heating throughout
Energy provided by 19 solar panels and brand new UPVC double glazing
installed**

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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