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The Estate Agents



Asmall Lane, Ormskirk, L40 8JL

Offers Over £199,950

We are pleased to offer for sale a Barn Conversion to create to your own specification, Proposed plans are available. Planning Application No: 2019/0704/PNC . It is anticipated that the barn will have brick and rendered facades to front and rear and offer spacious accommodation, comprising a reception hallway, living room, kitchen dining room, pantry and boot/shower room. The first floor will offer a fantastic master bedroom suite, dressing room and en-suite with 2 further bedrooms and family bathroom. Outside will offer individual outside space to front and rear, with courtyard parking. Open views to front and rear aspect.

FRONT ENTRANCE

The entrance will be via the original barn doors, with double doors and panels to sides, Barn door shutters. Double doors to the rear aspect.

RECEPTION HALL

Generous reception space, stairs to first floor. Doors off to...

Lounge

Window to front and rear aspect.

KITCHEN DINING ROOM

Double door access from reception hall, triple windows and doors to rear aspect. Door to Pantry, sky light windows and door off to...

BOOT ROOM

Door to rear aspect. Door to shower room.

STAIRS & LANDING

Stairs rise to the first floor landing area with access to 3 bedrooms and bathroom. Plenty of natural light via 4 skylight windows.

MASTER BEDROOM

Window to rear aspect, skylight windows, access to dressing room and master en-suite.

BEDROOM TWO

Window to rear aspect, sky light window. Space for wardrobes.

BEDROOM THREE

Window to front aspect. Twin skylight windows. Space for wardrobes.

FAMILY BATHROOM

Comprising, walk in shower enclosure, hand wash basin and W.C.

OUTSIDE

The barn abuts the road, and is in a Courtyard style setting. We understand that there will be an outside garden space as well as courtyard parking area.

There are countryside views to front and rear aspects.

ADDITIONAL INFORMATION

Please note, the description above is simply a guide line to the planning permission proposed layout.

See the additional plans and planning permission.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band tbc

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore

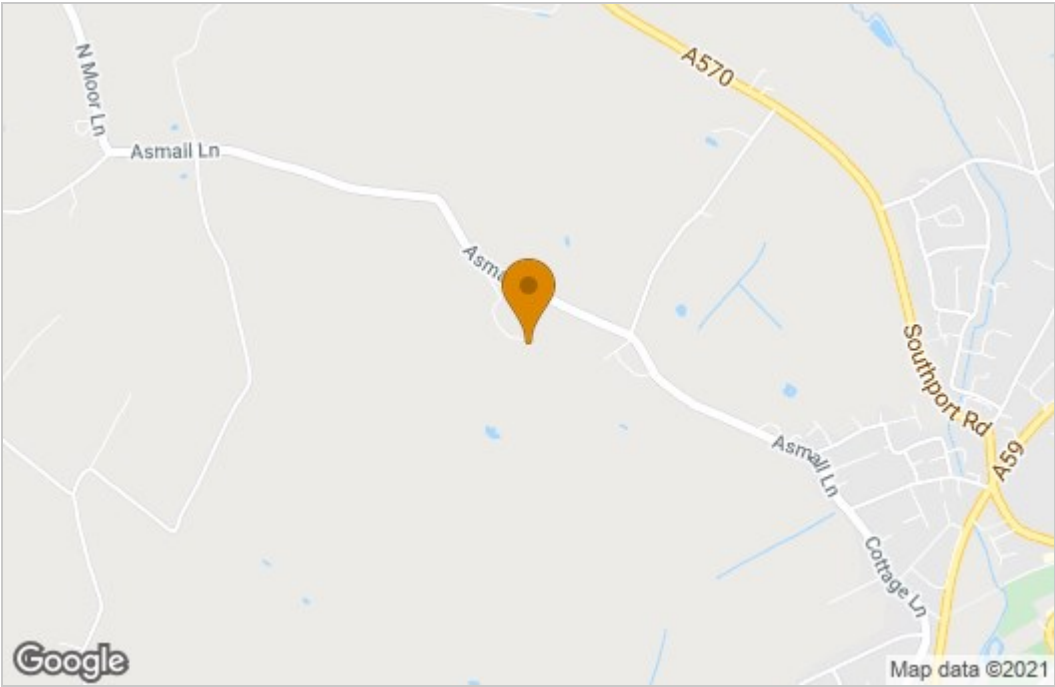
confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWINGS

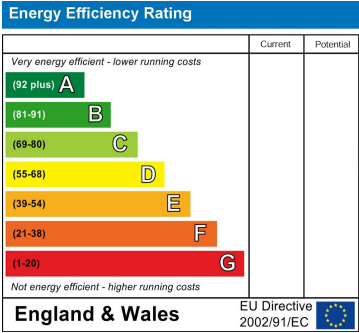
Viewing strictly by appointment through the Agents.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.