



## **Barmskin Hall Farm, Barmskin Lane, Heskin, PR7 5PT**

A beautifully appointed Grade II listed farmhouse set in two acres.

**£699,995**

- Grade II listed home
- Designer kitchen
- Potential to extend
- NO CHAIN
- Set in approx 2 acres
- Beautiful bathroom
- Rural views
- 1827 SQ.FT



## **Barmskin Hall Farm, Barmskin Lane, Heskin, PR7 5PT**

A beautifully appointed Grade II listed farmhouse set in two acres.

Barmskin Hall Farm is a beautiful, Grade II listed, detached stone farmhouse steeped in history, originally dating back to c1650. Set in around two acres of mature gardens that are surrounded by lush green belt countryside. This fabulous home is warm and welcoming with a stylish level of presentation and plenty of space for those seeking an outdoor lifestyle. Heskin is well placed for the market towns of Chorley, Wigan and Ormskirk, all of which can be reached in around 20 minutes. Flanked by the vibrant villages of Eccleston and Parbold and with excellent motorway access, this well placed home offers the best of both worlds, country life and excellent amenities. There are many highlights found throughout the home, the beautiful hand crafted Oak kitchen with Aga from bespoke kitchen specialists 'Culshaw Bell' has the desired wow factor, there are three elegant reception rooms, underfloor heating, stylish fireplaces with cosy real fires, a stunning bathroom finished with polished limestone and original period stone detailing. The seller have struck a perfect balance between the old and the new with a timeless elegant design. At 1827 SQ.FT, this is a comfortable, well proportioned home that is cool in the summer months and cosy and warm in winter, it is currently configured for three bedrooms however plans have previously been approved to extend the property outwards and upwards if more space is required. The location of the home will be very appealing to buyers seeking rural vistas and lots of outdoor space, there are two acres of gardens, a wildlife pond, stables and useful outbuildings. There was previously a floodlit horse menage that could easily be reinstated. A large driveway affords more than ample parking and secure discrete electric bollards have been installed.





# Energy Performance Certificate



**Barmskin Hall Farm, Barmskin Lane, Heskin, CHORLEY, PR7 5PT**

**Dwelling type:** Detached house **Reference number:** 9088-4063-7246-3665-9904  
**Date of assessment:** 18 June 2015 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 June 2015 **Total floor area:** 186 m<sup>2</sup>

**Use this document to:**

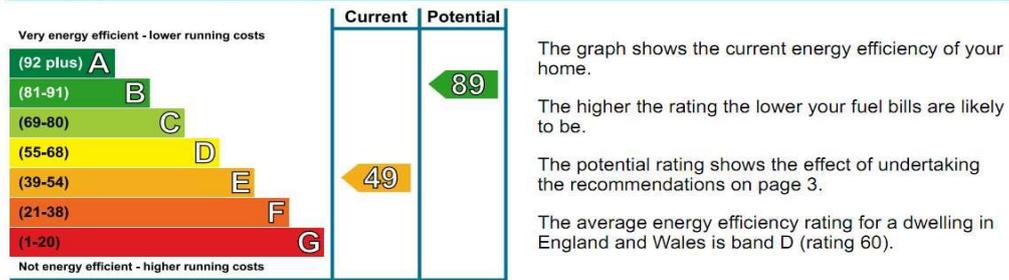
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,306</b>
<b>Over 3 years you could save</b>	<b>£ 2,778</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 261 over 3 years	
Heating	£ 5,097 over 3 years	£ 2,658 over 3 years	
Hot Water	£ 759 over 3 years	£ 609 over 3 years	
<b>Totals</b>	<b>£ 6,306</b>	<b>£ 3,528</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,235	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 240	✓
3 Low energy lighting for all fixed outlets	£90	£ 147	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancs: 01695 585258 Chorley: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.







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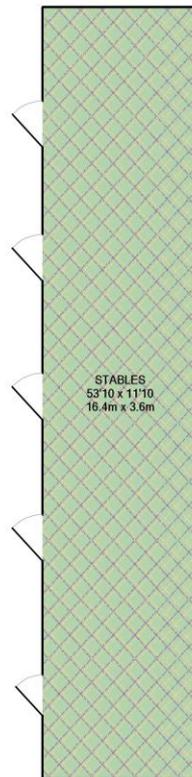
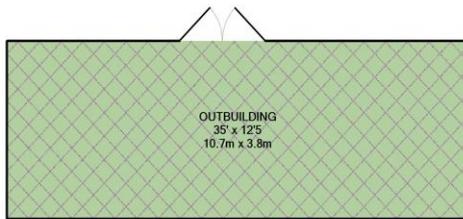
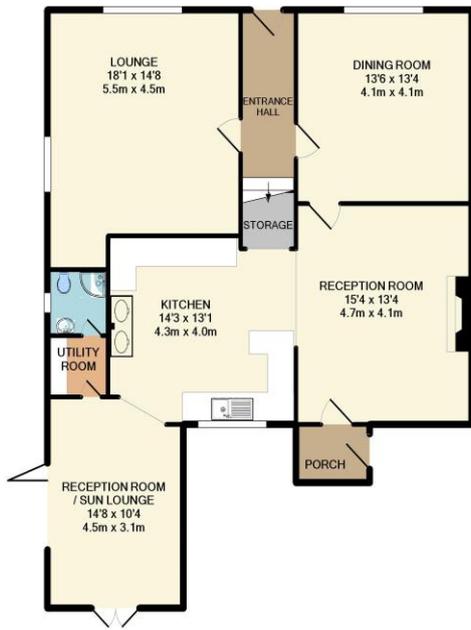
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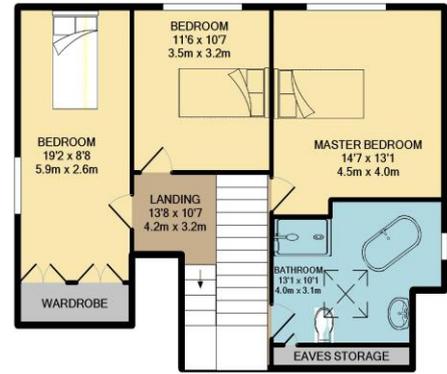
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1082 SQ.FT.  
(100.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 745 SQ.FT.  
(69.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1827 SQ.FT. (169.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to arrange a viewing of this property please contact one of our three local showrooms. Additional information on this property is available at [www.reganandhallworth.com](http://www.reganandhallworth.com)

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