Barn Remodel – Sample Dwelling Floorplan

The property owner/seller has received requests from prospective buyers of the barn on 3.88 acres for potential remodeling options to convert space in the barn to living areas. While the owner is not a contractor or wishes to participate in remodeling the barn, which is being sold “as is”, the following floorplan is offered as an example of how approx 1000 sf living area might be created by utilizing the garage and alleyway of the barn.

The owner/seller makes no warranties or guarantees as to the suitability of remodeling any portion of the barn. Careful consideration is needed to ensure the feasibility and desirability of creating living areas in the barn. The owner/seller is not recommending the barn be acquired for any purpose other than use by livestock and storage.

It appears the most usable space is the garage because it is already insulated and finished with drywall inside. The entire barn has 110 and 220 volt electric wiring, some of which might be upgraded to code for use in a dwelling. A buried water pipe is in the alleyway that may be connected to a water source. A septic tank has been installed at the southeast corner of the corrals, about 150 feet and uphill from the alleyway.

To bring in new electric service, a utility pole and electric meter might be installed about 50-100 feet south of the barn to minimize trenching for a line to connect service to the barn. The existing NEC overhead power line is about 250 ft south of the barn. An application for new service to NEC requires engineering approval for any new service lines, utility pole, meter, etc.

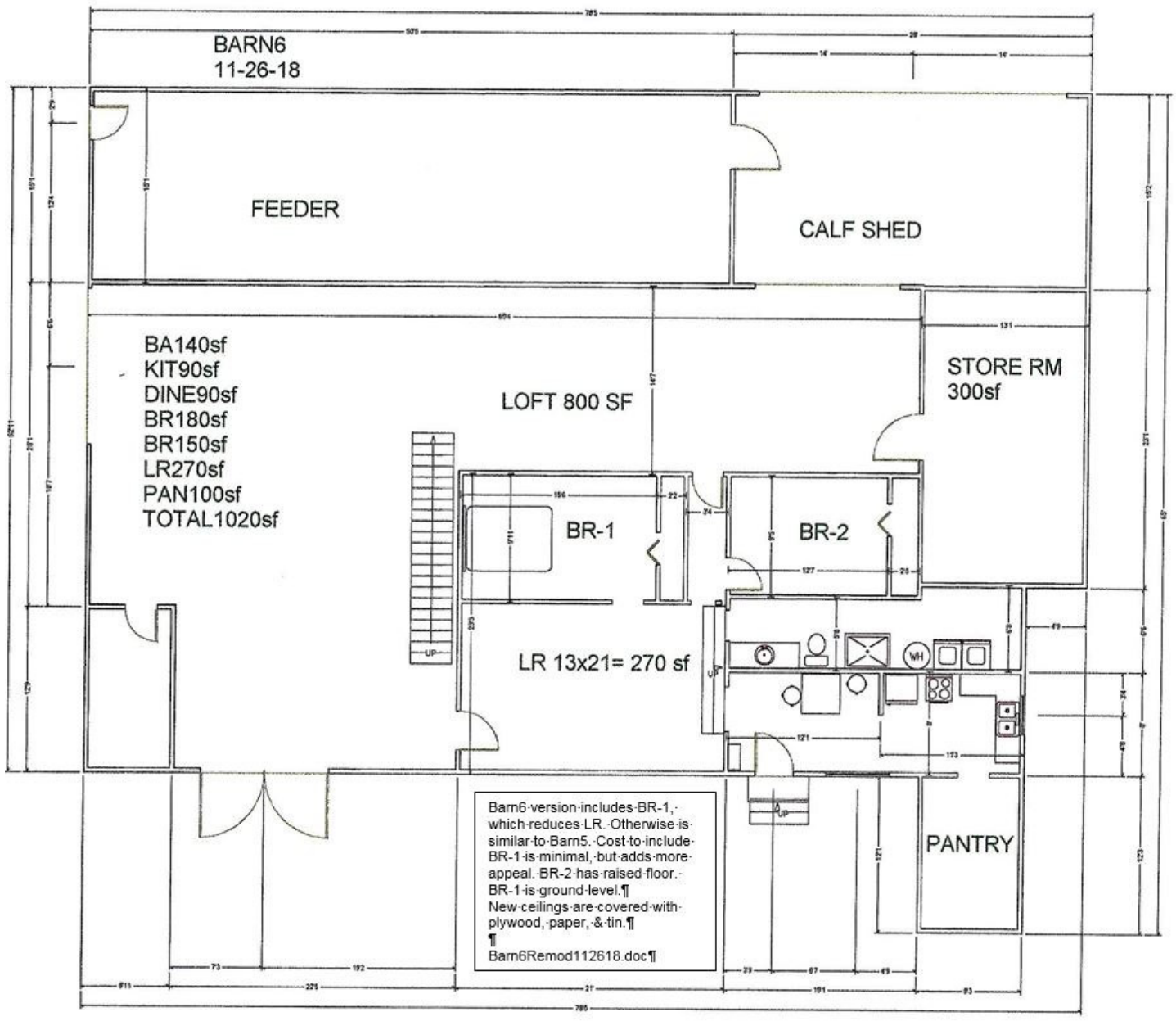
A water well might be developed near the utility pole to provide power for the well pump and utilize the trench for a water pipe to the barn. There is potential water vein running from the south to the north past the barn on the east side of the driveway.

The existing septic tank is located about 150 feet uphill from the barn. Sewage will not flow by gravity to the tank, so an ejection sump pump system may be required to add enough pressure to force sewage to flow uphill to the septic tank. Ejection pumps are typically used to pump sewage from a basement below grade up to a sewer line. An ejection pump may be the best option considering the kitchen and bathroom floors may not be raised high enough to gravity flow sewage to the septic tank. The elevation change is unknown, but appears less than 5 feet.

The following floor plan is one example of the potential to create a basic 1000 sf living area in the barn for less than $50,000, including a water well, electric service, and construction costs. The second level hayloft might be remodeled to add another 500 sf of living area.

An option to remodeling a small dwelling inside the barn is to construct a site-built house south of the barn. While construction costs may be greater, a new electric service and well would still be required, but no ejector sump pump system may be needed.

The owner/seller is not recommending the barn be remodeled to create any living area.


BARN6
11-26-18
FEEDER
CALF SHED
BA140sf
KIT90sf
DINE90sf
BR180sf
BR150sf
LR270sf
PAN100sf
TOTAL1020sf
LOFT 800 SF
STORE RM
300sf
BR-1
BR-2
LR 13x21= 270 sf
UP
WH
PANTRY
Barn6·version·includes·BR-1,·which·reduces·LR.·Otherwise·is·similar·to·Barn5.·Cost·to·include·BR-1·is·minimal,·but·adds·more·appeal.·BR-2·has·raised·floor.·BR-1·is·ground·level.¶
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