

How much will a loft conversion cost?

The most important question to ask and also the most difficult to answer is “How much will my Loft Conversion cost?” House come in different styles, shapes and sizes, so the cost of your loft conversion depends mostly on the amount of work needed to get you from start to completion.

We've put together a guide below to help you to arrive at a cost, or at least put you in a better position to go out and find costs.

Although many people associate a loft conversion with a cost, we actually like to think of loft conversion as an investment, there are two reasons for this:

- 1) A loft conversion can make a dramatic different to the price of your property
- 2) Property prices aside, a loft conversion is an investment in your future, it can change the way you use the living space in your house providing a better standard and more relaxed way of living.

The following factors come in to play when trying to set a ball park figure for your conversion:

Your house

Sounds obvious, but the type of property you live in can have a large influence on the price of a loft conversion. Have a think about the following factors:

- The size and type of your home
- The roof type and condition
- Any plumbing that may need to be relocated
- Any complications such as chimneys or unusual layouts

The size of your loft conversion project

Most loft conversion plans start from humble beginnings, but once you have a basic idea of what you want to achieve Vs what is possible it can be easy to get carried away. There are aspects of loft conversion that are very clear cut and practical and then there is the emotional aspect to loft conversion which is down to personal tastes and your vision of what you want your loft conversion to be.

Many look at a conversion as the perfect opportunity to create a luxurious space in their home or to create a unique selling point. The more complex the layout becomes the more expensive it becomes. Loft conversions can transform an unused space into more than just a usable space. The possibilities are endless; you could make an extra office space, a home gym or an extra bathroom. You don't have to settle for one room, you could have a bedroom with an en-suite. Obviously sizable changes to your attic space can lift the price of your conversion considerably.

Electrical Works

Any loft conversion, no matter how large or small will need some form electrical work to provide some basic facilities, such as lighting and power sockets.

The amount of electrical work will depend on the design, size and intended use of the conversion. For example a single simple room may require lighting and power sockets, while two bedrooms and an en-suite will obviously require more work and materials, and therefore cost more.

Lighting can be as basic or as complex as you wish. Halogen downlighters are a popular choice, as they combine an unobtrusive style with good levels of light and functionality.

Plumbing works

Plumbing works are another area of your loft conversion that can change quite dramatically dependant on your vision of what you want your conversion to be. In the majority of cases, at the very least, your cold water and expansion tank will probably need relocating.

Some factors that will influence the amount of plumbing involved are:

- Are there any existing water tanks that need to be moved?
- Are you having a new boiler installed?
- Are you having an en-suite installed?

Style of windows

The more natural light you require the more money you are going to have to pay for the privilege. The amount of windows you want to install in your loft space and the chosen size will affect the price of your conversion.

Flooring

With flooring you get what you pay for and high quality flooring can provide the finishing touch to a conversion. Many people opt for soft floorings rather than wooden to minimise any noise. The amount of budget you will need to set aside for flooring will depend on your personal preferences and type of flooring chosen.

For a free detailed quotation, and to start your loft conversion project off on the right foot get in contact with us today.