172 Higher Lane, St. Helens, WA11 8BH

Offers Over £875,000

STAPLETON DERBY

An Exceptional Family Home with Contemporary Design and Flexible Living Spaces

This unique detached home offers generous, redesigned accommodation over two floors, complemented by landscaped gardens, a large driveway, and a versatile garage with storage, an exercise area, and a home office. Finished to a high standard, it combines modern open-plan living with flexible spaces ideal for family life, entertaining, and remote working.

The ground floor features a welcoming hallway leading to a cosy living room with a multi-fuel stove. The impressive open-plan kitchen and dining space includes a large island, 6-burner Range cooker, a full height window, and aluminium bi-fold doors to the garden. A full glass side extension adds further natural light and a relaxing seating area. A second semi-private family room, a practical utility with bespoke storage, and a stylish WC complete the ground floor.

Upstairs, the landing with built-in storage leads to four well-appointed bedrooms. The standout primary suite includes a contemporary en-suite and custom vanity area. Two further generous doubles—one with a mezzanine ideal for study or creative use—and a large additional bedroom accompany a luxurious family bathroom with wet-room shower and freestanding bath.

The garage has been cleverly adapted, with front storage and a rear area providing a kitchenette-equipped exercise space and a bespoke home office.

Outside, the south-facing garden is beautifully landscaped with decking, patios, and lawn. The front offers a large gated driveway with landscaped borders and a unique golf putting green. The exterior blends wood-effect weatherboard with render, giving the property striking kerb appeal.

A rare opportunity to acquire a substantial, design-led family home balancing style, comfort, and versatility throughout.

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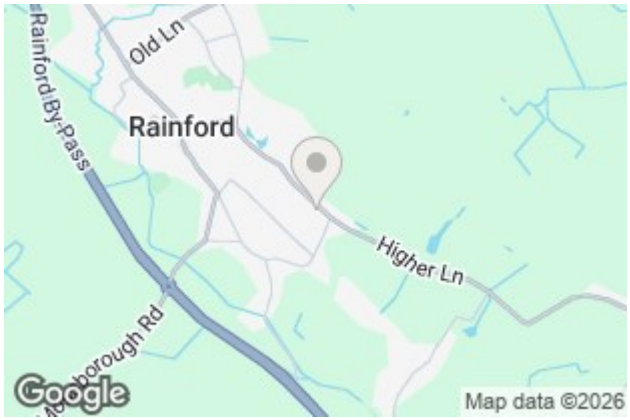

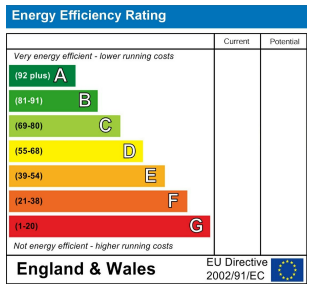

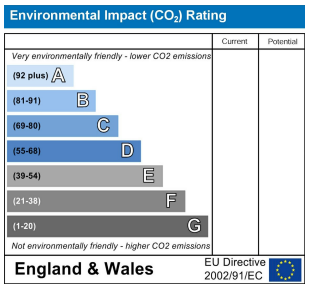

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