



4 Pimbo Road, St. Helens, WA11 8RD
£599,950



In a beautiful rural position on Pimbo Road in the charming area of Kings Moss, this delightful extended cottage offers a perfect blend of contemporary style and traditional character. With a versatile layout, this property boasts three spacious reception rooms, making it ideal for both family living and entertaining guests.

The cottage features four well-appointed bedrooms, including a master suite complete with an en suite bathroom for added privacy. One section of the home is particularly noteworthy, as it can serve as a self-contained area, perfect for a teenager or relative seeking independence while remaining close to family. The area has a bedroom, kitchen area and a WC so they can enjoy their own space if desired without disturbing the main household.

The heart of the home is the open-plan living, dining, and kitchen area at the rear, which creates a warm and inviting space for gatherings. A utility room adds to the practicality of the layout, ensuring that everyday tasks are easily managed.

Outside, the property is set on a generous plot, surrounded by stunning views of the picturesque farmland. The garden is a true haven, featuring lush greenery, fruit trees, and even a unique working well, adding to the charm and character of the outdoor space. With parking available for up to four vehicles, convenience is assured.

This cottage is not just a home; it is a lifestyle choice, offering a peaceful retreat with all the modern comforts one could desire. Whether you are looking for a family home or a tranquil escape, this property is sure to impress.



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Approximate total area⁽¹⁾

156.4 m²

1685 ft²

Reduced headroom

2 m²

21 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions England & Wales	EU Directive 2002/91/EC	

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