



9 St. Helens Road, St. Helens, WA11 7QX

Asking Price £999,995



**STAPLETON
DERBY**

Nestled on St. Helens Road on the rural outskirts of Rainford, this remarkable detached house offers a unique opportunity for those seeking a spacious family home with a touch of history. Once part of a working farm, this property is brimming with character and charm, set on an expansive plot that includes two barns and additional land at the rear, which boasts direct access via a gated track to the side. The two barns could be potentially developed further, the options with this property truly are endless.

The extra land presents an exciting prospect for potential development (subject to the necessary permissions) or could for example, serve as a delightful paddock for equestrian enthusiasts. It has had horses grazing in the past belonging to the family, but it is ready for a new owner to come in and utilise it to their own desires.

The house itself is generously proportioned, featuring four well-sized reception rooms that provide ample space for both relaxation and entertaining. The versatile layout includes two convenient downstairs WC's and a practical laundry room, catering to the needs of modern family life. Upstairs, you will find four double bedrooms, with the master benefiting from an en suite shower room, while a stylish modern white suite bathroom serves the remaining bedrooms.

One of the standout features of this property is the breath-taking views it offers. To the front, you can enjoy the sight of rolling fields across to Rainford Village and beyond, while the rear overlooks tranquil woodland, creating a serene backdrop filled with wildlife. The location is not only picturesque but also practical, with close proximity to local amenities and excellent commuter links, making it ideal for families and professionals alike.

With no onward chain, this property is ready for you to make it your own. Don't miss the chance to own this exceptional home that combines space, character, and potential in a beautiful setting.









STAPLETON
DERBY

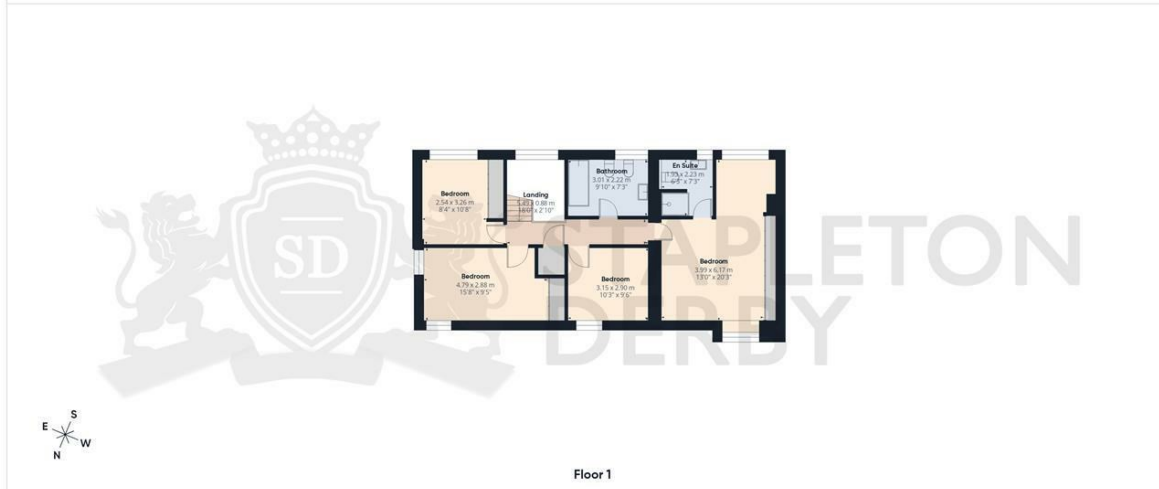
Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



STAPLETON DERBY

Approximate total area⁽¹⁾
281.4 m²
3029 ft²

Reduced headroom
0.3 m²
3 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.

GIRAFFE360



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		69	77
	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		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.