



36 Ritherup Lane, Rainhill, L35

Offers Over £485,000



**STAPLETON
DERBY**

Stapleton Derby are delighted to bring to the market this stunning and highly individual residence located on the desirable Ritherup Lane in Rainhill. This impressive property offers extensive and versatile accommodation set across three floors, making it ideal for larger or multi-generational families. With its distinctive Dutch barn style roof, terraced seating areas and detached outbuildings, this is truly a rare opportunity to purchase a unique home in a sought-after location.

The accommodation briefly comprises a porch leading into an entrance hallway, living room, kitchen, dining room, boot room style access from the garden and a ground floor WC. From the dining room, patio doors lead onto terraced seating areas perfect for outdoor dining and entertaining, while a striking spiral staircase leads down to the lower ground floor. The lower ground floor provides additional potentially self contained living accommodation; a spacious multi recreational lounge, with a double guest bedroom plus ensuite, that is currently used as a cinema room, plus a utility room. The large living area utility has patio doors providing direct access to the rear garden. To the first floor there is a master bedroom with ensuite, together with two further well-proportioned double bedrooms with a family bathroom.

Externally, the property benefits from off-road parking for multiple vehicles to the front, side access to the rear and access to the garage which has been converted into a fully self contained living accommodation comprising of a living/dining/kitchen area, double bedroom with en-suite. The rear garden is beautifully landscaped with private patio areas and terraces extending from the main property.

This exceptional home offers a rare opportunity to acquire a spacious and versatile property in a highly desirable location. Freehold. No Chain. EPC Rating C.

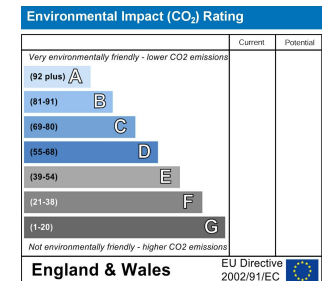
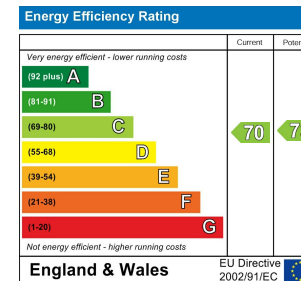








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