



# STAPLETON DERBY



Berringtons Lane, St. Helens, WA11 7QA

£1,100,000



A truly splendid unique property surrounded by the lovely fairways of the Berrington Hall Golf Club, yet enjoying privacy within the one acre of private gardens. This stone built detached cottage was originally built in the eighteenth century & enjoys considerable eye-catching kerb appeal. Renovated by the current owners who have lovingly restored the property throughout, taking great care to retain much of the property's history and period detail, coupled with some clever contemporary touches & a stunning rear three storey extension. The property briefly comprises: porch, spacious entrance hall, downstairs w/c and cloakroom, two receptions areas, conservatory, utility room, open plan kitchen/dining and living space. To the first floor, there are four double bedrooms, en-suite and dressing room/office to the master with stunning views boasting a Juliet balcony and a large family bathroom completes the floor. To the second floor, you will find two more bedrooms. Whilst enjoying its rural location it is only a short journey to rail and motorway networks. Viewings highly recommended to understand the true beauty of this family home.



- FREEHOLD
- COUNCIL TAX F
- SIX BEDROOMS
- OPEN PLAN KITCHEN / DINING ROOM
- 1 ACRE PLOT
- EPC
- DETACHED FAMILY HOME
- DOWNSTAIRS W/C
- SURROUNDED BY GOLF COURSE
- VIEWING HIGHLY RECOMMENDED

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