



1 Mossborough Hall Lane, St. Helens, WA11 7JF

Offers Over £775,000



**STAPLETON
DERBY**

Nestled in the picturesque setting of Mossborough Hall Lane, Rainford, this charming four-bedroom detached cottage presents a rare opportunity for discerning buyers seeking a tranquil rural lifestyle. Surrounded by its own private grounds, the property boasts stunning views that stretch across the idyllic countryside, creating a serene backdrop for everyday living.

Upon entering, one is greeted by a well-designed layout that features four inviting reception rooms, perfect for both relaxation and entertaining. The spacious interiors are bathed in natural light, enhancing the warm and welcoming atmosphere throughout the home. With three well-appointed bathrooms and a downstairs wc, this property caters to the needs of modern family living, ensuring comfort and convenience for all.

Spread over three floors, the cottage offers a versatile living space that can be tailored to suit various lifestyles. Each room is thoughtfully designed, providing ample space for both personal and communal activities. The potential of this remarkable home is truly exceptional, making it an ideal choice for those looking to create their dream residence in a stunning location.

Internal inspection is highly recommended to fully appreciate the charm and character this property has to offer. Whether you are seeking a peaceful retreat or a family home with room to grow, this delightful cottage is sure to impress. Do not miss the chance to make this enchanting property your own and experience the beauty of rural living at its finest.









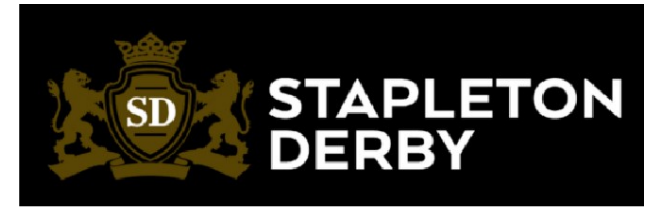
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Total area: approx. 239.1 sq. metres (2573.2 sq. feet)
This floor plan was created by Neil Ishenwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Plan produced using PlanUp.

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			
		40	63
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	

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.