



**87, Higher Lane, Rainford, WA11 8BQ**

**Asking Price £725,000**

*David  
Davies* *Collection*





## 87, Higher Lane, Rainford, WA11 8BQ

- EPC:C
- Council Tax: E
- Stunning Open Farmland Views To Rear
- Master Bedroom Including Dressing Area & En-Suite
- Further Study/Playroom/Gym
- Leasehold (Peppercorn)
- Individual Detached Family Residence
- Two Reception Rooms
- Three Further Double Bedrooms
- Utility & Ground Floor W.C

It is rare that a detached residence with such a position on the highly desirable Higher Lane is presented to the market For Sale. Elenore Cottage must be viewed to be truly appreciated. With open farmland views to the rear, this family home is presented to exacting standards throughout.

Externally, the original stone retaining wall leads to a pressed driveway, offering parking for 3/4 cars. There is a beautiful front garden, which is mainly lawn with mature borders.

To either side of the property there are hardwood gates leading to the rear and the garage/store with electric roller shutter door to the left.

Stepping into this beautifully presented family home the hall leads to both reception rooms. Both offer a large feature exposed brick fireplaces with 'Clearview' log burners and slate hearths. Reclaimed oak flooring through both rooms. The formal living room to the right has acoustic panelling where the media area is located and double doors through to the beautiful kitchen/dining area and further to the second reception room. The stunning spacious kitchen/dining area is truly the heart of this family home and offers envious farmland views.

With herringbone flooring throughout, hardwood contrasting units in navy and light grey, large central island with wine fridge, 'Range Master' stove, integrated dishwasher, 'Belfast' sink, granite work surfaces, larder unit, housing for an 'American style' fridge freezer, dining area and access out to the rear garden from large sliding doors.

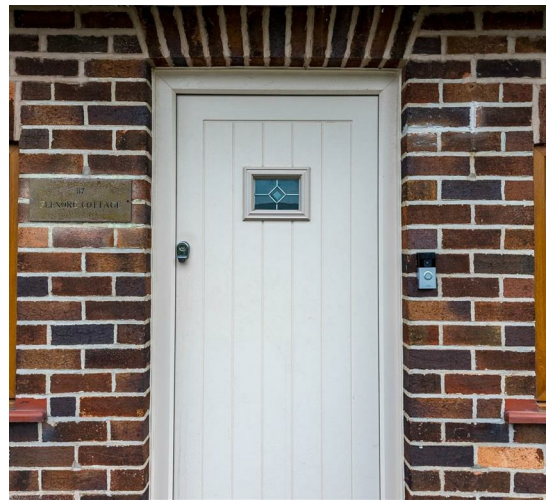
Further is a ground floor w.c, utility room and third reception room/gym/playroom again with stunning field views.

This rear family area has Oak veneered flooring throughout and two full height bespoke storage cupboards.

Stairs from the hallway lead to the first floor landing, which leads to all four double bedrooms. The spacious master bedroom with vaulted ceiling offers dressing area, en-suite and stunning farmland views.











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*David Davies*

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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		73	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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