



**8, Chapel View, Crank, WA11 7SJ**

**£535,000**

*David  
Davies* *Collection*



## 8, Chapel View, Crank, WA11 7SJ

- EPC:TBC
- Council Tax Band: F - St Helens
- Tenure: Freehold
- Four Bedroom Detached Property
- Stunning Farmland Views
- Two Reception Rooms And Conservatory
- Family Bathroom, En Suite And Ground Floor W.C
- Gardens To Front And Rear
- Driveway For Three Vehicles
- Great Location

David Davies Sales & Lettings Agent are delighted to present to the sales market this substantial and beautifully appointed four-bedroom detached residence, located in the exclusive and tranquil hamlet of Crank.

Tucked away at the end of a peaceful cul-de-sac, this exceptional property enjoys an enviable position offering panoramic and uninterrupted farmland views, visible from several rooms and the rear garden.

Set on a generous freehold plot, the property combines spacious modern living with a serene rural backdrop. The welcoming entrance hallway leads into a bright and spacious front living room featuring a charming bay window that floods the space with natural light. A contemporary ground floor WC, practical utility room, and an additional reception room—currently utilised as a playroom—enhance the functional layout.

The true heart of the home lies to the rear, where a stunning open-plan kitchen diner takes centre stage. Featuring a central island, sleek modern cabinetry, and integrated appliances, this space flows seamlessly into the rear conservatory, framing breath-taking countryside views—the perfect setting for entertaining or relaxed family living.

To the first floor, the spacious landing leads to four generous bedrooms, three of which are double rooms, thoughtfully designed for comfort and practicality. The master suite boasts fitted wardrobes, a private dressing room, and a stylish three-piece en-suite. A modern four-piece family bathroom with both bath and separate shower completes the upper floor.

Externally, the property benefits from a private driveway for multiple vehicles, while the rear garden offers a tranquil retreat, complete with decking area ideal for outdoor seating—perfect for soaking up the rural setting and peaceful surroundings.

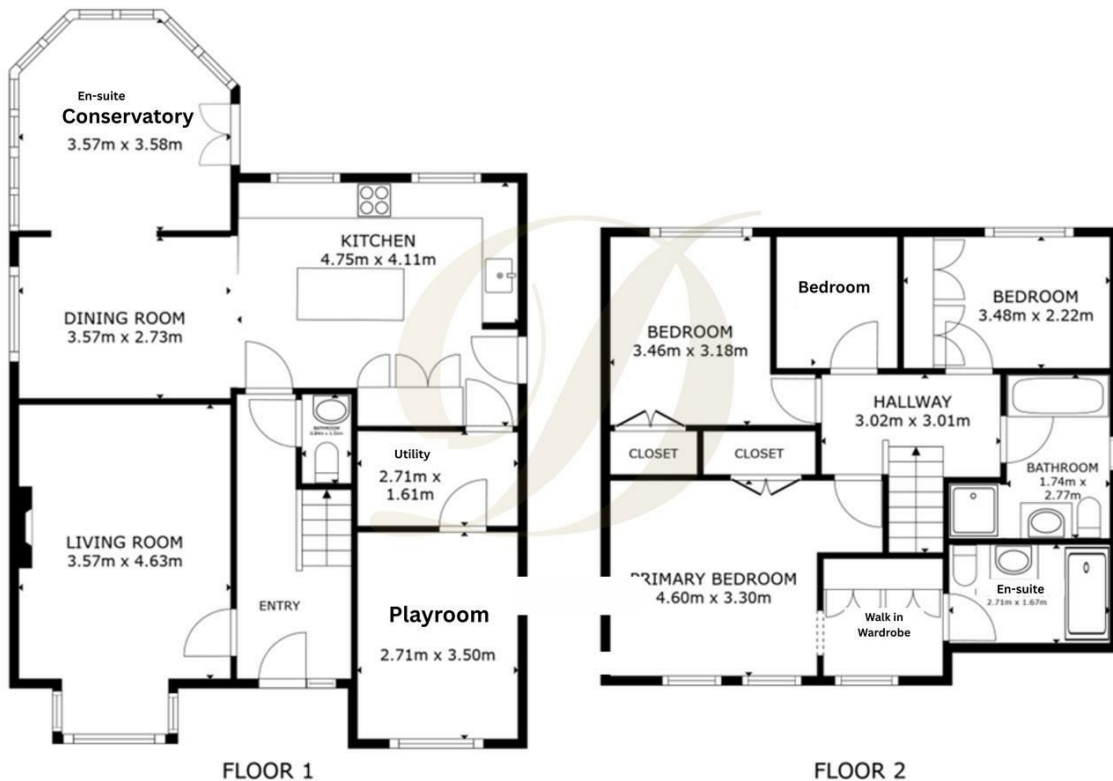
EPC:TBC











GROSS INTERNAL AREA  
FLOOR 1 83.7 m<sup>2</sup> FLOOR 2 61.0 m<sup>2</sup>  
TOTAL : 144.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**David Davies**

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Davies*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**ALLISONS**

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments

| 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                             | 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 |         |           |

Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

