



Lotus House, Red Cat Lane, Crank, WA11 8RT

Offers Over £895,000

*David
Davies* *Collection*



Lotus House, Red Cat Lane, Crank, WA11 8RT

- EPC: B
- Council Tax Band: G - St Helens
- Freehold
- Four Double Bedroom Detached Property
- Indoor Swimming Pool
- Panoramic Farmland Views
- Jack & Jill Driveway
- Open Plan Kitchen Diner & Living Area
- Private Community
- Large Plot

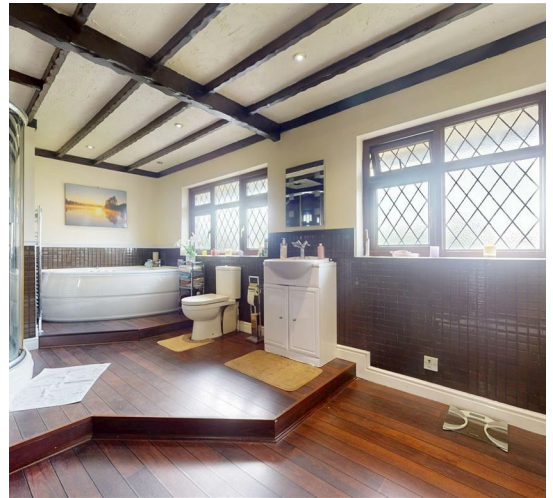
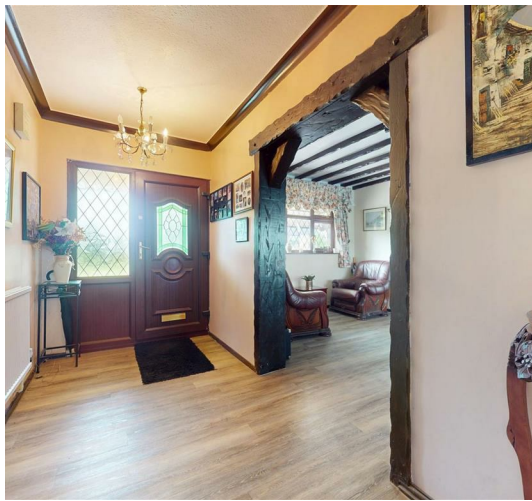
Welcome to Lotus House – an exceptional detached family residence situated on the highly desirable Red Cat Lane in the tranquil, semi-rural village of Crank, near St Helens. Nestled within an exclusive private development of just four homes, this unique property offers a rare blend of privacy, luxury, and countryside charm. One of its standout features is a private indoor swimming pool with breathtaking panoramic views across Billinge Hill. With the added benefit of nineteen solar panels, the home not only powers itself but also generates a monthly income.

Set back from the road, the property enjoys a peaceful and picturesque position, with a beautifully maintained front garden and a stone driveway that adds both convenience and curb appeal.

Step inside to discover an impressive open-plan layout, where the entrance hallway flows seamlessly into a grand lounge, dining area, and kitchen. This space is a perfect balance of elegance and character, enhanced by an internal balcony with wrought iron balustrade, a striking period-style fireplace set into a bare stone chimney breast, and exposed timber beams resting on stone pillars – all contributing to the home's distinctive charm.

At the heart of Lotus House lies its most remarkable feature – the indoor swimming pool. Located to the rear of the property and accessible via bi-fold doors from a second spacious living room, the pool is set within a stunning glass conservatory that brings the outside in. Whether you're taking a dip, sunbathing on loungers, or relaxing among the surrounding floral arrangements, this space offers a luxurious escape, complete with changing facilities and uninterrupted countryside views.







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.

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	83	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

PRS
Property Redress Scheme

THE GUILD
PROPERTY PROFESSIONALS

rightmove

onTheMarket.com

naea | propertymark
PROTECTED

Information on tenant permitted fee's can be accessed via the link below
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