



**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.

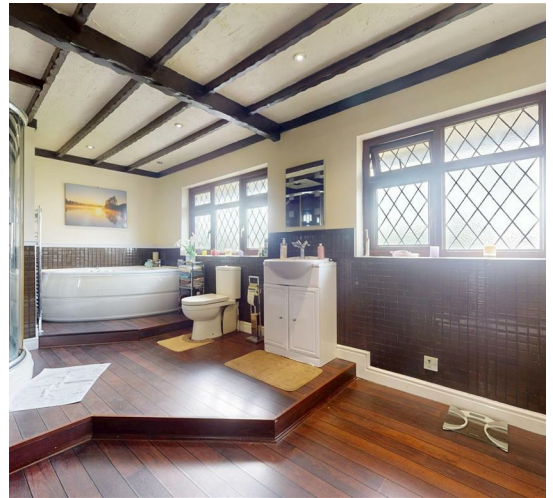
Set back from the road, the property enjoys a peaceful and picturesque position, with a beautifully maintained front garden and a stone driveway that adds both convenience and curb appeal.

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**

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*David Davies*

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



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