



LUXURY

WOODHEY

DAIRY FARM ROAD,
RAINFORD, WA11 7JJ



WOODHEY, DAIRY FARM ROAD, RAINFORD, WA11 7JJ

TOTAL APPROX. FLOOR AREA 5,899 SQ FT / OUTBUILDINGS 1,227 SQ FT

WELCOME TO WOODHEY
— A SUBSTANTIAL
CUSTOM-BUILT FAMILY
HOME OFFERING MORE
THAN GENEROUS LIVING
SPACE, A MODERN
FLOWING LAYOUT, SET
WITHIN A PRIVATE
WALLED PLOT WITH ITS
OWN WOODLAND. BUILT
TO AN EXCEPTIONAL
STANDARD WITH
SUPERB FINISHES, IT'S
THE PERFECT SETTING
FOR RELAXED FAMILY
LIVING AND IMPRESSIVE
ENTERTAINING.



SCAN TO
VIEW OUR
VIDEO TOUR

expluxury.uk.com



DRIVING DISTANCES

RAINFORD VILLAGE: 3 MINS

BILLINGE: 11 MINS

ST HELENS: 11 MINS

NEAREST TRAIN STATION: 4 MINS

NEAREST BUS TOP: 13 MIN WALK

BERRINGTON GOLF CLUB: 5 MINS

HAYDOCK PARK RACECOURSE: 17 MINS

LIVERPOOL CITY CENTRE: 50 MINS

MANCHESTER CITY CENTRE: 45 MINS

M58: 4 MINS

M6: 12 MINS

ACCOMMODATION IN BRIEF

- Integral porch
- Entrance hall
- Living room
- Large lounge with dining
- Open plan kitchen with living & dining
- Separate utility room
- Boot room
- Games room with bar
- Orangery
- Snug
- Cloakroom/WC
- 2 x Primary suites with ensuite bathroom
- 3 Further bedrooms
- Shower room
- Family bathroom
- Home office or 6th bedroom



OUTSIDE / GROUNDS

- Approx. 1.64-acre plot (0.6 woodland)
- Remote entranced gates with intercom
- Walled frontage with expansive lawns
- Tarmacked driveway with resin parking zone
- Ample parking for 12+ vehicles
- Stone terraces to rear
- Raised lawns with inbuilt borders
- Brick built garden room
- Brick built annexe with 2 entrances
- Plant room
- Woodland to side and rear
- Large brick-built outbuilding/ workshop
- Full security system with CCTV



THE PROPERTY

Extending over 5,500 square feet, the property offers an outstanding blend of space and style across two thoughtfully designed floors. A standout open-plan kitchen forms the heart of the home, flowing into relaxed living and dining areas, while a snooker room and bar add a fun element. There are two over size primary suites, along with four further bedrooms complemented by a collection of seriously stylish bathrooms.

Practical spaces like a utility and boot room add everyday ease and all set against a backdrop of private woodland and expansive, south facing, private front lawns.





GROUND FLOOR

The house opens with a bright, welcoming porch, leading through oak, glazed doors into a central entrance hall. The solid oak floor, open oak staircase, and subtle details like oak cornices, solid doors, and carefully considered lighting—give a clear sense of the quality throughout. Air conditioning can be found throughout many of the rooms on both levels, adding comfort in those warmer months.

To the left of the hall, the main lounge is a vast L-shaped space, beautifully light thanks to a three large bay windows overlooking the front gardens and side of the house. It's finished with soft carpets and offers ample room for the whole family to relax or entertain guests. A contemporary wood-burning stove sits within a marble tile and black quartz surround, and the room is currently set up for formal dining.

On the opposite side of the hall, a second reception room offers a cosier space, also looking out to the front lawns. A traditional style wood burner with black quartz surround, adds character. Off this room, there are two further spaces: first, a small and peaceful orangery with matt marble tiles, offering lovely garden views and direct access to a stone terrace—ideal for reading or enjoying a peaceful moment. Remote blinds add an extra convenience.

At the rear of the house is an enormous games room, currently set up as a professional snooker room with a central tiled floor area, traditional brass snooker lights above, and plush carpet surrounding. Oak-panelled walls add a rich, inviting feel. There's also a bespoke bar area with durable LVT flooring, banquette seating, and mirrored walls that create a real home-pub atmosphere—perfect for relaxed evenings.

The kitchen and family living area is a real showstopper and most definitely the heart of this wonderful home. It offers a huge open-plan design, finished with large-format porcelain tiles that run throughout. It begins with a generous living area with space for a large flat screen, air conditioning, and an internal panoramic window (with remote blind) looking into a rear-facing snug, pulling light into the space.

The kitchen itself is spectacular —high-end and beautifully planned. A huge central island stands on three rounded supports, topped with black and gold-toned quartz/ granite. The cabinetry blends rich mahogany tones with crisp white finishes, offering masses of storage including full-height



pantry cupboards and deep drawers. Top-end Miele and Siemens appliances are fully integrated—multiple ovens, two dishwashers, warming drawers, two full-size fridges and a freezer alongside dual under counter sinks enables even the greatest chef. The island also houses a butler-style sink, induction hob with Teppanyaki plate, and a ceiling-mounted extractor set into a suspended ceiling.

This space continues into a dining area with a vaulted ceiling and two VELUX windows, adding further natural light. Built-in cabinetry here houses further storage and appliances alongside a flat-screen TV, making it ideal for casual family meals or entertaining.

From the dining area, large sliding glazed doors open into a more intimate snug with porcelain flooring, multiple windows (with remote blinds), and yet another wood-burning stove—an inviting spot to relax after dinner or enjoy a bit of quiet time by the fire.

Off the kitchen, tucked between it and the entrance hall, are the practical parts of the home: a large utility room with extra worktops, cabinetry, sink and laundry space, along a powder room/WC, a cloakroom, and plant room. There's also a separate tiled boot room, accessed via sliding patio doors, which links the rear terrace to the annexe and additional plant room beyond—making outdoor access easy and mess-free.















FIRST FLOOR

The oak staircase rises past a feature bay window, filling both levels of the home with natural light. At the top, the landing is wide and welcoming, almost forming two distinct wings that add to the sense of space.

The first section of the landing leads to three well-proportioned bedrooms, all carpeted and fitted with generous built-in wardrobes and storage. Two of these rooms are positioned at the rear of the house, enjoying views over the garden and woodland, while the third looks out to the front lawns and fields beyond. Two of the bedrooms benefit from air conditioning, and the largest also offers a versatile dressing or sitting area—ideal for teenagers, guests, or as a semi-private suite.

These bedrooms are served by two exceptionally sophisticated bathrooms. The first is a bright and elegant shower room, fully tiled in warm-toned marble with a split-tile feature wall. It includes a walk-in rainfall shower, a streamlined dark wood vanity with a countertop basin and matching storage, a floating square WC, and a heated towel rail. The second bathroom is designed for indulgence, featuring bold monochrome styling with black floor tiles, a freestanding tub set against a black mosaic wall, a separate walk-in rain shower, and an eye-catching black vanity with a white countertop basin and mirror insets and a heated towel rail.

Further along the landing are two impressive bedroom suites, one at the front and one at the rear—both generous enough to be considered primary bedrooms and both benefiting from air-conditioning for year-round comfort. The front-facing suite is fitted with extensive floor-to-ceiling wardrobes and enjoys rural views. A raised platform accommodates a super king-size bed, creating a natural divide within the room. Its en-suite shower room is beautifully finished with neutral and rich mahogany-coloured tiles, and includes a large walk-in rainfall shower, floating WC, modern vanity, heated towel rail, and mirrored insets for added depth and light.

The rear suite is particularly spacious, offering a lounge area with more fitted wardrobes and a peaceful sleeping zone tucked to the back. Its adjoining bathroom is a true retreat: a full-size spa bathtub wrapped in bronze mosaic tiles, a separate walk-in rain shower, floating WC, a heated towel rail and an oversized vanity with a countertop basin. Finished in soft, warm neutrals, it's a luxurious and calming space perfect for relaxing.

Tucked between the two suites is a flexible final room—currently used as a home office with inbuilt cabinets but easily reimagined as a walk-in dressing room, possible nursery, or additional single bedroom.









OUTSIDE

Set within just over an acre of beautifully maintained gardens and hard landscaping, Woodhey enjoys an additional 0.6 acres of private woodland wrapping around the rear and side of the home—offering both seclusion and an impressive sense of arrival. Walled boundaries and remote-operated wrought iron gates open onto a sweeping tarmac driveway, flanked by expansive lawns, mature trees, and established shrubs. A graceful willow provides elegance at the front, enhancing the idyllic setting. A designated resin parking area accommodates around six vehicles, with ample space for at least ten more across the frontage. Discreet security lighting lines the driveway, ensuring both safety and refinement after dark.

To the rear, stone terraces—accessible from the orangery and snug—offer a path to a stone staircase to raised lawns and meandering pathways that wind through the woodland. These paths connect to the garden room, the annexe, and a substantial outbuilding. The annexe features two secure front doors and a large open-plan space with LVT flooring, currently used as a home gym and storage area, though it offers excellent flexibility to suit individual needs. The garden room, flooded with natural light and enjoying views over the gardens, is another adaptable space—ideal as a studio, office, playroom, or simply a peaceful place to unwind. A charming ornamental pond near the garden room adds to the tranquil ambiance, while external lighting around the property highlights the beauty of the trees and woodland by night.

This is an exceptional home for anyone seeking serious space, privacy, and high-quality living—ideal for growing families, multi-generational households, or those who love to entertain in style. With its versatile layout, luxurious finishes, and peaceful woodland setting, it offers the best of both comfort and flexibility.





ABOUT THE AREA

Offering a semi-rural setting, Woodhey is conveniently close to all amenities with Rainford only a few minutes' drive. Known for its strong community spirit, safety, and beautiful countryside surroundings it hosts regular local events and offers plenty of green space, with a peaceful, friendly atmosphere ideal for families, retirees, and anyone seeking a quieter pace of life with character.

TRANSPORT

The property is ideally situated with excellent road and public transport links. The M58 and M6 motorways are accessible within 5 -15 minutes. Rainford train station is just a short drive from the property, offering convenient rail connections, and the nearest bus stops are within a 15-minute walk. Additionally, Liverpool and Manchester airports are both reachable within 35 -45 minutes, making Woodhey exceptionally well-placed for logistical convenience.

SCHOOLS

Several primary schools near the property offer OFSTED 'Good' and 'Outstanding' ratings, including Corpus Christi Catholic Primary, Rainford Brook Lodge Community Primary, Rainford CofE Primary & Crawford Village Primary. For secondary education, Rainford High, Hope High School and Cowley International College, all within 3 miles of the property. Additionally, independent schools in the area include Launchpad Centre and Nugent House School.





PROPERTY
INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Septic tank, Electric, Triple glazing, Oil Central Heating, Air-conditioning, Superfast Broadband (estimated), Full security system with remote monitoring & CCTV.

EPC: D

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority:

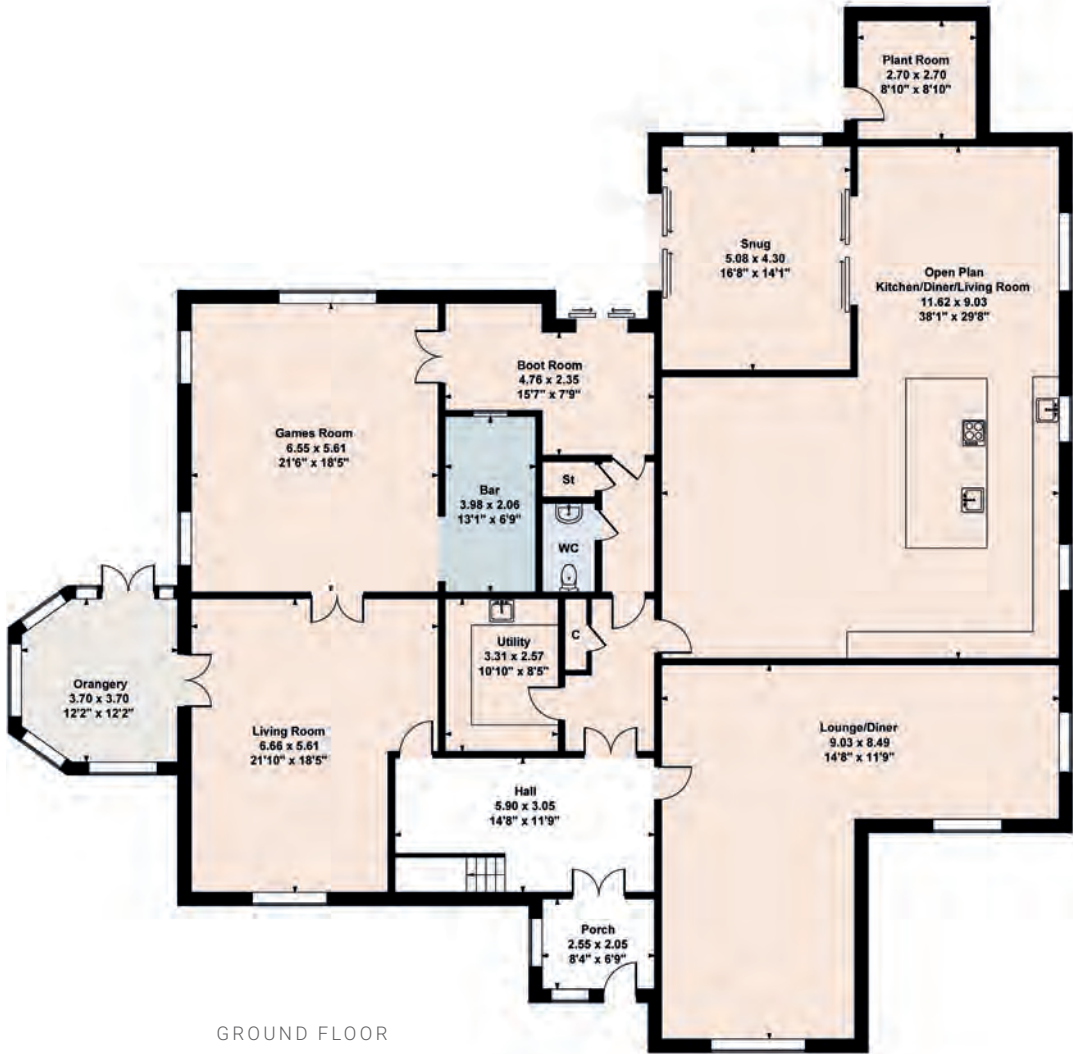
St Helens Borough Council
Tel: 01744 676789

Viewing: Strictly by appointment with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

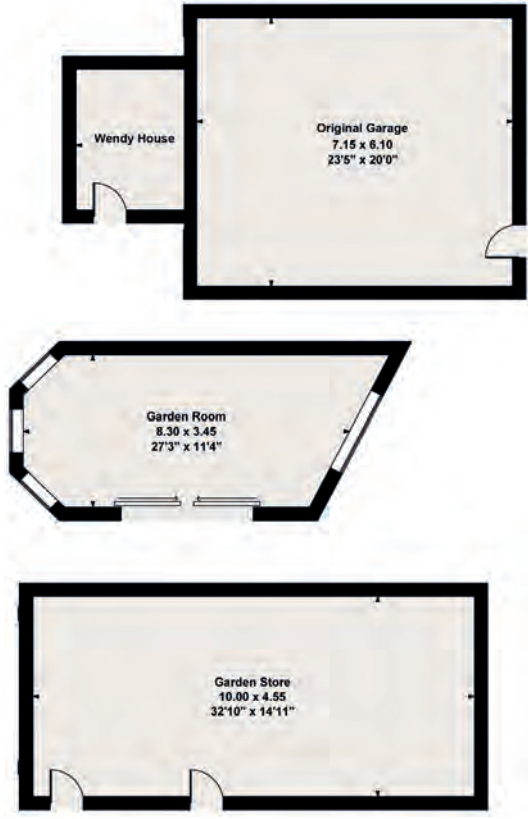
WOODHEY, DAIRY FARM ROAD, RAINFORD, WA11 7JJ

TOTAL APPROX. FLOOR AREA 5,899 SQ FT / OUTBUILDINGS 1,227 SQ FT



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

