



LUXURY

3 MASSAM CLOSE
ST HELENS, WA11 8BP



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TOTAL APPROX. FLOOR AREA 4,758 SQ FT / GARAGE 581 SQ FT

SET ON A LARGE PLOT IN ONE OF RAINFORD'S MOST SELECT CUL-DE-SACS, THIS SUBSTANTIAL CUSTOM-BUILT HOME HAS OVER 4,500 SQ FT OF ACCOMMODATION AND OFFERS AN EXTRAORDINARY COMBINATION OF SPACE, QUALITY, AND VERSATILITY.



SCAN TO
VIEW OUR
VIDEO TOUR

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DISTANCES

- RAINFORD VILLAGE: 4 MINS
- BILLINGE: 8 MINS
- ST HELENS: 10 MINS
- NEAREST TRAIN STATION: 4 MINS
- NEAREST BUS TOP: 3 MIN WALK
- BERRINGTON GOLF CLUB: 5 MINS
- HAYDOCK PARK RACECOURSE: 20 MINS
- LIVERPOOL CITY CENTRE: 40 MINS
- MANCHESTER CITY CENTRE: 55 MINS
- M58: 8 MINS
- M6: 20 MINS

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Reception room
- Family room
- Kitchen with dining room
- Second kitchen/ large utility/ laundry room
- Snug
- Cloakroom
- WC x 2
- Primary suite with ensuite bathroom
- 3 Further bedrooms (1 ensuite)
- Family bathroom



OUTSIDE

- Approx. 0.88-acre plot
- Remote gated entry with intercom
- Tarmac driveway with turning circle
- Parking for 8+ vehicles
- Triple garage with remote entry
- South facing rear garden
- Extensive paved terraces
- Garden shed
- Ornamental pond with landscaping
- Alarm, Security lights & CCTV



THE PROPERTY

One of the largest homes in the area the property was originally built in the mid-80s. Updated since then, the layout includes five reception rooms, four bedrooms, and three bathrooms, with modern kitchen, large utility (or second kitchen) and a contemporary luxury primary ensuite. The ground floor offers potential to create a self-contained annexe with minimal alteration, and the overall footprint could easily adapt to evolving needs. Immaculate throughout and ideally positioned for amenities, schools and transport links, this is a home with both presence and potential.







GROUND FLOOR

The property offers two entrances from the front. The main entrance, through a covered porch, opens into a wide central hallway—carpeted, welcoming, and giving an immediate sense of scale, with a traditional staircase rising to the upper floor. A second, separate entrance to the side leads to a self-contained area that could function as an annexe. This side opens into a small hallway laid with tiles, connecting a comfortable snug lounge and a recently updated large utility room/laundry that mirrors the main kitchen in both style and finish. It's easily large enough to serve as an independent or second kitchen and a WC and basin completes this flexible space.

Back in the main hallway, the ground floor unfolds into a series of well-proportioned reception rooms offering adaptable layouts. A dual-aspect living room, runs from front to rear, featuring a large bay leded window overlooking the rear garden and a Georgian-style fireplace with marble surround—bringing a sense of occasion to the space. This room connects via traditional bifold doors to a second reception with matching décor, offering the choice of a formal sitting room, music space, or home office. To the rear, just off the kitchen, is the current formal dining room—bright and spacious, with glazed doors feeding light into the hall and another marble surround fireplace, adding character. At the front, another reception room overlooks the driveway and garden. Shown as a family room on the plans, it's an ideal space for a TV and media room adding yet more flexibility—again with elegant touches like an ornate fireplace and soft finishes.

The contemporary kitchen, recently upgraded, features light neutral cabinetry paired with dark worktops and a pearlescent mosaic splashback. A black composite double sink and central island provide both style and function, with integrated appliances including a fridge freezer and dishwasher. Gloss ceramic floor tiles reflect the light, adding a sense of polish. An open archway leads into a more relaxed dining space—perfect for everyday meals—with ample natural light and a circular interior window adding subtle detailing. Completing the ground floor are a convenient WC and a separate cloakroom/store found near the main entrance.

This level of the home offers a generous footprint with excellent flexibility—ideal for adapting to changing family needs or multi-use living. The layout flows well, the rooms are beautifully kept, and there's plenty of potential to personalise further.











FIRST FLOOR

A dark wood staircase leads up to an airy, spacious landing, naturally lit by a large window at the top of the stairs. An arched recess on the landing creates an ideal nook—perfect for reading or simply taking a quiet moment. There's also useful built-in linen storage tucked neatly off the main space.

There are four generous bedrooms, two overlooking the front and two at the rear. The standout is the primary suite—an expansive, calm retreat with views across the rear garden. Stylishly finished in neutral tones with a feature wall, it offers extensive fitted wardrobes and integrated cabinetry. The adjoining ensuite is indulgently sized and finished with clean lines and quality materials: a free-standing bathtub, a large double walk-in shower with rainfall and hand-held options, large dual vanity basins, double heated towel rails and electric underfloor heating for added comfort in the winter.

A second bedroom also benefits from fitted storage and its own ensuite, which includes a corner shower, bidet, WC, and pedestal basin. The remaining two bedrooms, both well-proportioned and fitted with wardrobes, are served by a family bathroom. Though not recently modernised, it's well-kept and functional, with a corner bath, basin, and WC, and offers a clear opportunity to update in line with your own style.













OUTSIDE

Positioned at the head of a quiet private cul-de-sac, the property sits on an unusually large and secluded plot of approximately 0.88 acres. Regal coach lamps flank double remote-entry gates with intercom, opening to a broad tarmac driveway with a central island and convenient turning circle. There's generous parking for multiple vehicles, with front and side lawns reaching around to the rear with mature trees and established planting providing a real sense of privacy and enclosure from the front. Remote-operated doors give direct access to the substantial triple garage—ideal for vehicle storage, a workshop, or potential future conversion. Gated side paths on either side of the home lead discreetly to the rear garden.

At the back, wide south facing, stone terraces run the full width of the home, offering plenty of space for outdoor dining and entertaining. Central steps lead down to a beautifully maintained lawn, bordered by further mature trees and shrubs. An ornate Japanese-style ornamental pond, set within carefully considered landscaping adds both character and calm to the outdoor space.



What sets this home apart is how effortlessly it balances scale with warmth. There's a sense of thoughtfulness in the layout and flow—spaces that invite both quiet moments and lively gatherings, all while offering room to evolve with changing needs. It's a property that feels established without being fixed, offering substance, privacy, space inside and out and the kind of flexibility that's increasingly hard to find.





ABOUT THE AREA

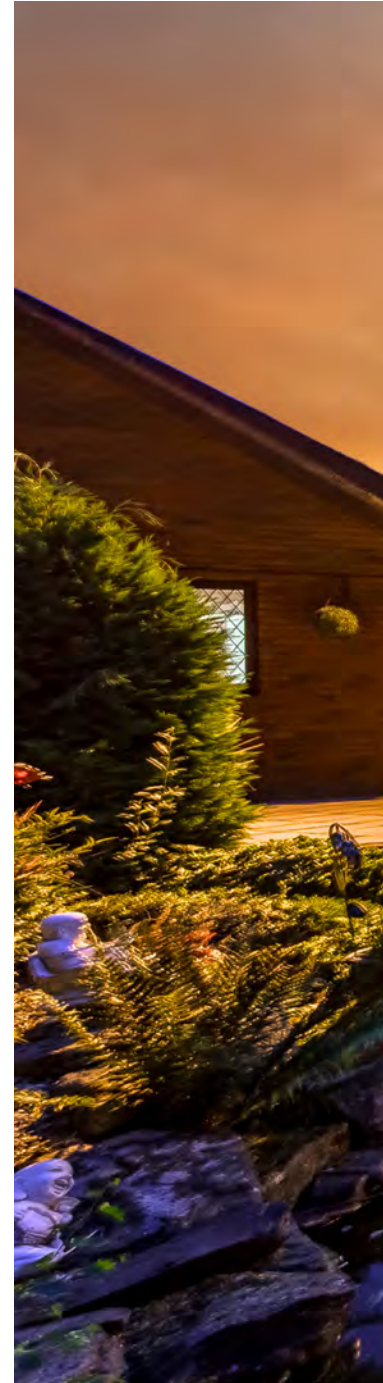
Positioned in a peaceful neighbourhood this property is conveniently close to all amenities with Rainford village only a few minutes' walk. The property backs onto Rainford Linear park - a 3-mile green corridor following the route of a former railway line. It's popular with walkers, cyclists, and dog walkers, offering a peaceful, car-free environment. The area is known for its strong community spirit, safety, and beautiful countryside surroundings and 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 10-20 minutes. Rainford train station is just a short drive from the property, offering convenient rail connections, and the nearest bus stops are within a few minutes' walk. Additionally, Liverpool and Manchester airports are both reachable within 35 minutes, making this home exceptionally well-placed for logistical convenience.

SCHOOLS

Several primary schools near the property offer OFSTED 'Good' and 'Outstanding' ratings, including Rainford CofE Primary School, Rainford Brook Lodge Community Primary School, Corpus Christi Catholic Primary & Crawford Village Primary School. For secondary education, Rainford High, Cowley International College and Hope High School, 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, Mains
Gas, Electric, Double glazing,
Central heating, Underfloor
heating (dry system electric) in
primary en-suite, ADSL Copper
Standard Broadband (estimated),
Alarm, Security & coach lights.

EPC: C

Council Tax Band: H

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

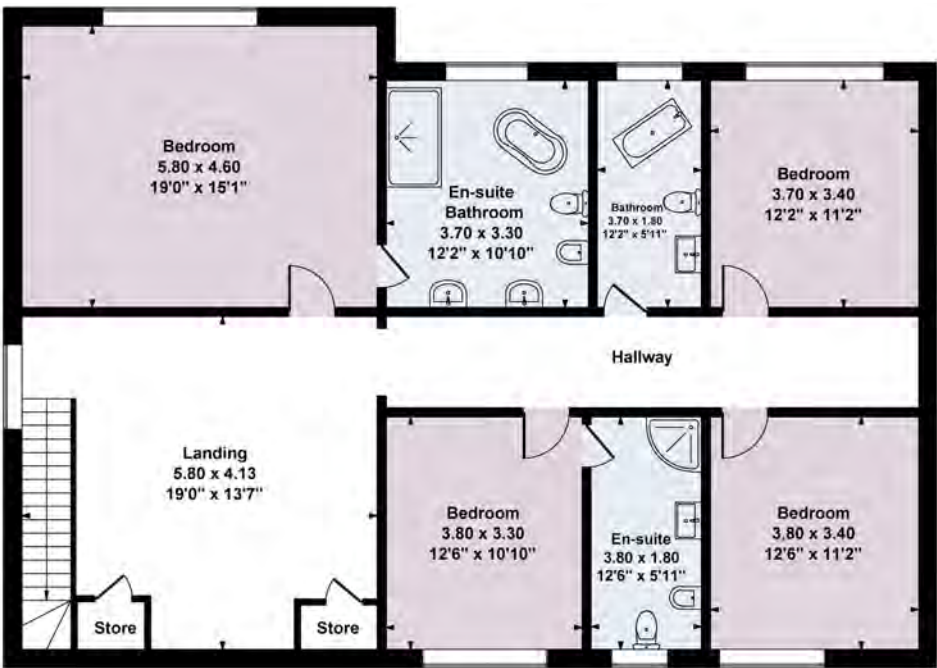
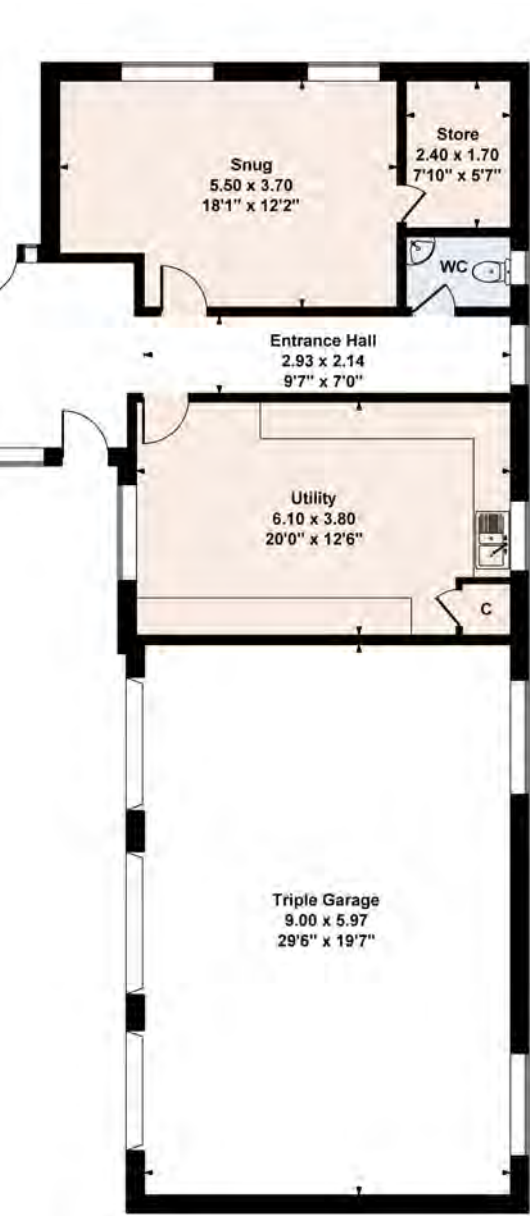
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GROUND FLOOR

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.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY

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