



STAPLETON DERBY



Junction Road, St. Helens, WA11 8SJ

£510,000



An attractive 2 bedroom cottage with ground floor providing potential for further residential accommodation. The residence has appealing colour washed, rendered elevations under a tiled roof and enjoys the benefit of gas fired, central heating and double glazing (in need of full modernization) Set in grounds extending to approaching 1/4 of an acre the property is set well away from neighbours. Situated in a beautiful rural location with panoramic views over the surrounding farmland yet within easy travelling too all major transport links A long (40+ years) established family boarding business becoming highly rated and gaining an enviable local reputation. Licensed to Board 25 Dogs & 16 Cats, 100 kennels and breeding licence for 80 dogs. Closed six years ago, the licence expired five years ago due to retirement. This business has potential for future expansion (leasing the adjoining fields for horses) and the introduction of grooming (Pending re-application to the council). Potential to re-develop (smaller cottages) subject to planning



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