



106a Higher Lane, St. Helens, WA11 8AZ

£1,200,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents an extraordinary opportunity to own this flawless five-bedroom, detached, self-built, executive family residence, nestled in the tranquil beauty of rural Higher Lane in Rainford. This newly constructed, luxurious property has been meticulously designed to the highest standards, spanning three levels and captivating from every perspective, with a stunning bespoke American Oak central staircase serving as its centerpiece, an array of smart technology and sustainable living.

The ground floor is meticulously arranged to seamlessly blend entertainment areas with spaces for relaxation. Three expansive reception rooms offer versatility, accompanied by a spacious 37-square foot open-plan family dining kitchen. The kitchen boasts top-of-the-line integrated NEFF appliances and central feature island. This state-of-the-art kitchen flows into a sunlit living area, enhanced by impressive sliding patio doors. The living space effortlessly extends outdoors through multiple sets of fully opening sliding patio doors, leading to a premium sandstone patio terrace that envelops the property, creating a seamless transition between indoor and outdoor living. On the first floor, four luxurious double bedrooms await, each meticulously appointed with lavish en-suite bathroom facilities. Ascending to the second floor, you'll discover bedroom five with its own en-suite, alongside two additional rooms, offering versatile potential for various needs.

In addition to these remarkable features, this exquisite property boasts an extensive array of smart home technology. A full smart house system is seamlessly integrated, with a controlling iPad stationed on the kitchen worktops, enabling centralised management of various functions. Lutron lights illuminate all rooms, while individual heating controls ensure personalized comfort throughout. A surround sound system provides immersive audio in every corner, complemented by comprehensive CCTV surveillance.









Stapleton Derby

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Total area: approx. 307.3 sq. metres (3307.8 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.