



Clay Lane Farm Clay Lane, St. Helens, WA10 5PX

Asking Price £825,000



**STAPLETON  
DERBY**

Rarely does a property of this calibre and standard emerge onto the market in such a sought-after location. Dating back to 1650, this Grade II listed farmhouse boasts exceptional modern and contemporary living spaces meticulously crafted by its current owners. Occupying approximately 34,058 square feet (0.78 acres) of land, it offers unparalleled privacy.

The accommodation comprises of a welcoming reception hall, a luminous lounge, a study, a sunroom, downstairs cloakroom, a breakfast room, a spacious family dining kitchen, a utility room, and a cloakroom with WC. Upstairs, four substantial double bedrooms, a dressing room, a master bedroom with en-suite facilities, and a family bathroom await.

Externally, the property features a splendid driveway providing ample parking space, along with a detached garage. The expansive patio area is adorned with abundant shrubbery, trees, and plants, creating a tranquil retreat for family and friends to relish in complete seclusion. Finished to an impeccable standard, this property demands a personal viewing to fully grasp its splendour.









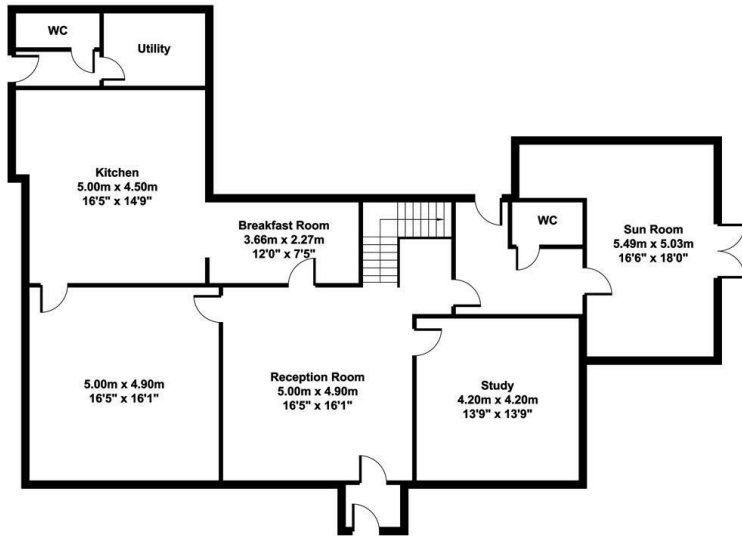
# Stapleton Derby

73-75 Corporation Street, St Helens, WA10 1SX

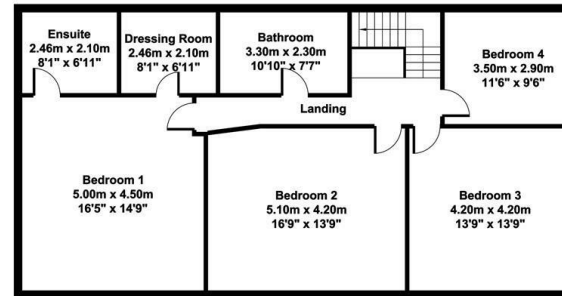
Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

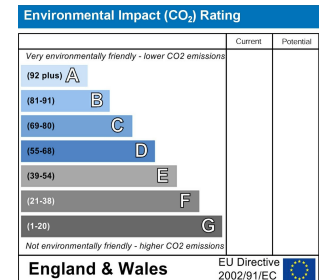
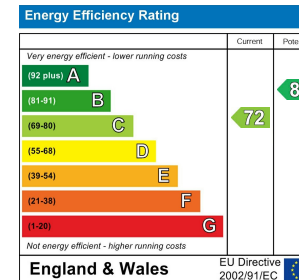
www.stapletonderby.co.uk



Ground Floor



First Floor



### 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.