



Orith Farm Catchdale Moss Lane, St. Helens, WA10 5QH  
Asking Price £535,000



Set within rural countryside yet within easy reach of local amenities and transport links, Orith Farm is a rare and enchanting rural residence offering privacy, character, and endless potential. This distinctive, freehold property spans approximately three-quarters of an acre and presents a unique opportunity to own a country dwelling.

Steeped in the area's agricultural heritage, Orith Farm sits within a landscape historically known for its rich farming traditions, with many of the surrounding properties and lanes dating back to the 19th century. The property's characterful stone features and collection of outbuildings evoke the charm of traditional working farms that once populated this peaceful corner of St Helens.

On the ground level, you'll find three generous reception rooms, providing ideal spaces for formal entertaining, relaxed family living, or a dedicated home office. A spacious kitchen and separate dining room complemented by a utility and services room and a convenient downstairs wc. To the first floor, there are two double bedrooms, including one with a walk-in wardrobe, and a large family bathroom. Every window throughout the property frames picturesque views of open fields, offering a constant connection to the surrounding countryside. In addition to the main house, there are two further rooms accessed externally via a set of traditional stone steps. Externally, the property boasts several outbuildings, including a substantial barn and additional storerooms. These provide excellent scope for storage, workshops, or conversion projects, all set within the generous grounds that offer a blank canvas for landscaping, hobby farming, equestrian use, or outdoor leisure, subject to any necessary consents.

This is a property that must be seen in person to be fully appreciated. Opportunities like this are rarely available and early viewing is highly recommended.









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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		30	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.