



## The Rowans Mill Lane

Rainhill, Prescot, L35 6NG

Asking Price £750,000



Stapleton Derby are delighted to present this exceptional detached freehold residence, individually designed and built by its current owners built by its current owners in 1996. This much-loved family home has been cherished and meticulously cared for over the years, offering a rare opportunity to acquire a property of true character and quality in a highly sought-after Rainhill location, offering spectacular views across the River Mersey and the Welsh mountains.

The accommodation is both spacious and versatile, currently providing three double bedrooms with the potential to create a fourth or to further convert the double garage if desired. Upon entering, you are welcomed by an impressive entrance hallway with a striking double-height stairwell, a cloakroom with WC, an office and an open-plan living and dining area with a well-appointed kitchen leading to a utility area and laundry room. The main living area opens into a full-width rear conservatory, providing panoramic views over the beautifully maintained garden and the stunning Welsh mountains beyond.

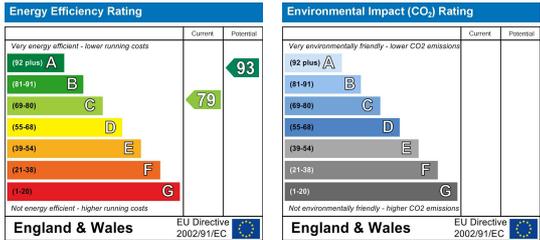
To the first floor, there are three double bedrooms, one with an ensuite, and a modern family bathroom. The two principal bedrooms feature patio doors opening onto a balcony, offering spectacular views across the River Mersey and the Welsh mountains.



# Floor Plans

<p>Approximate total area* 214.20 214.20 m<sup>2</sup></p> <p>Building and services 13.00 13.00 m<sup>2</sup></p> <p>Net total 201.20 201.20 m<sup>2</sup></p>	
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# Energy Efficiency Graph



**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.