

FOR SALE

Hill Top House, St. Helens Road, Rainford, WA11 7QR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Hill Top House, St. Helens Road, Rainford, WA11 7QR

Luxury, bespoke family home with half an acre plot and separate annexe.



- Exceptional individual family home
- Detached double garage & annexe
- 1 / 2 acre overall plot
- Chain free & Part Ex considered
- Luxury, high spec finish throughout
- Tucked-away, private gated setting
- Basement Cinema Room
- 5166 SQ.FT. / PP to extend further

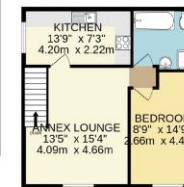
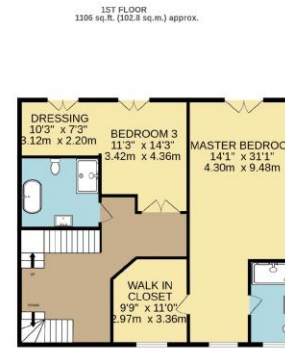
Brimming with instant eye-catching kerb appeal & resting within a stunning, mature plot that extends to approx. 1 / 2 acre - Hilltop House Farm is a totally unique, exceptionally presented landmark property that offers clients a rare opportunity to purchase in an exclusive setting where houses seldom come available. Set back from the road & enjoying a secluded, gated position, the property was bought by the current owners around 7 years ago & has been transformed into a high spec, luxury living space that is perfect for modern family requirements. Everything internally here has been either replaced or renewed, with great care taken to not only create a stylish, contemporary home, but also one that perfectly complements the Georgian look of the property.

Internally the home is set across two floors that total an astonishing amount square feet of living space that has been extended, redesigned & remodelled - plus our clients also have FULL PLANNING PERMISSION to extend the house further - P/2023/0640/HHFP (planning code). The luxuriously appointed living accommodation totals in excess of 5,000 square feet, which also includes a large detached double garage with underground cinema / games room plus a self-contained annexe above which is essentially an apartment offering high quality one bed living accommodation for semi-independent living.

As well as owning the access road the house sits within a fully enclosed freehold plot extending to approximately 1/2 acre with a walled frontage and two private entrance gates (both electrified) leading onto an impressive courtyard area. Hilltop House has everything that today's discerning buyers want plus the added benefit of monitored CCTV and separate security alarms on all 3 buildings making it an incredibly safe and secure home as well. AVAILABLE NO CHAIN DELAY. PART EXCHANGE CONSIDERED.







HILL TOP HOUSE, ST. HELENS ROAD, RAINFORD, WA11 7QR

TOTAL FLOOR AREA : 5166 sq.ft. (480.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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