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LUXURY



## GUILDHALL BARN

GORES LANE, ST HELENS,  
WA11 8QX

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TOTAL APPROX. FLOOR AREA: 3,313 SQ FT

GUILDHALL BARN IS A GRADE II LISTED PREMIUM HOME, CONVERTED TO AN EXACTING STANDARD AND SET WITHIN AN APPROXIMATE 0.5-ACRE PLOT. ITS SEMI-RURAL SETTING, FAR-REACHING PANORAMIC VIEWS AND CAREFULLY PLANNED CONTEMPORARY LAYOUT COMBINE TO CREATE AN ELEVATED LIFESTYLE.



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## THE PROPERTY

Converted in 2010, the barn was carefully reworked to respect its agricultural origins while supporting modern use. Multiple reception rooms, a substantial open plan, deluxe kitchen, well-proportioned bedrooms and contemporary bathrooms sit alongside retained features including exposed beams, stone walls and French oak floors and doors.

The finish throughout is deliberate and understated yet feels lavish as it allows the original structure to remain the focus. The plot is both private and expansive, providing extensive off-road parking and a separate brick-built outbuilding with hayloft.

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## DISTANCES

- BILLINGE: 3 MINS
- RAINFORD: 9 MINS
- ST HELENS: 10 MINS
- NEAREST TRAIN STATION: 9 MINS
- NEAREST BUS TOP: 15 MIN WALK
- HOUGHWOOD GOLF CLUB: 4 MINS
- HAYDOCK PARK RACECOURSE: 17 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- MANCHESTER CITY CENTRE: 50 MINS
- M58 / M6: 13 MINS



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## ACCOMMODATION IN BRIEF

- Integral porch
- Entrance hall and staircase
- Open plan lounge with dining
- Sitting room
- Kitchen with dining
- Utility room with store
- Primary bedroom combining ensuite
- Two further bedrooms (both ensuite)
- 4th Bedroom / study

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## OUTSIDE

- Approx. 0.5-acre plot
- Gated vehicle entrance
- Pedestrian gated entrance
- Hardscaped frontage
- Gravel driveway
- Parking for 6+ vehicles to rear
- Triple garage
- Outbuilding with hayloft
- Extensive grassed plot
- Expansive terraces
- Walled, hedged & fenced perimeters





## GROUND FLOOR

The house can be entered from both the front and rear, giving flexibility to how the home is used day to day. The rear entrance, positioned close to the parking area, works naturally as the main access point and leads through an integral porch into the entrance hall. At the front, an oversized glazed door and full-height window bring natural light straight into the heart of the house, immediately giving a sense of space and openness.

French oak flooring runs throughout the ground floor and is paired with underfloor heating, providing consistent comfort across the living areas. Practical details have been thoughtfully handled, including a coat store close to the rear entrance. A substantial split-stone wall runs through the centre of the plan, dividing the sleeping accommodation from the living spaces and giving the layout a clear sense of order without closing it off.

The main reception room sits at the centre of the house and connects easily with both entrances. This is a large, flexible space shaped by its exposed beams, stone walls and generous glazing. Light enters from multiple directions, and the proportions allow the room to function comfortably as both living and dining space. It works just as well for everyday life as it does when the house is full, with enough scale to host without ever feeling too formal.

Behind the main living area is a second sitting room, more enclosed and naturally quieter. Oak flooring continues here, and a glazed door opens directly onto the stone terrace, making the garden feel close and usable throughout the year. It is an easy room to settle into, whether as a secondary lounge, a place to read, or somewhere to enjoy the outlook in different seasons.

From the main living space, French doors lead through to the kitchen. Light is drawn in via a wide internal window, roof glazing and a rear stable door with additional windows. Original beams and stone walls remain a constant feature, while the flooring changes to oversized white porcelain tiles, clearly defining the kitchen as a working space without disconnecting it from the rest of the house.



The kitchen was installed in 2010 and remains in excellent condition. A German RATIONAL kitchen, chosen for its build quality and longevity and still on trend. Gloss-finish cabinetry provides extensive storage and sits alongside thick white Corian work surfaces and an under-mounted stainless sink. Integrated appliances include a fridge freezer, microwave, induction hob and ovens, all designed to sit cleanly within the layout and sustain regular use.

A large central island anchors the room and comfortably seats four, making it a natural place for informal meals or conversation while cooking. The island also incorporates the main sink and hob, along with a pop-up power point with Bluetooth connectivity and charging ports, allowing the area to function easily for both everyday life and entertaining. A separate walk-in storeroom sits off the kitchen, offering additional capacity for food storage and appliances, while the adjoining utility room continues the same cabinetry and finish, providing a practical and well-organised laundry space away from the main communal rooms.

The bedroom accommodation on the ground floor is arranged along a separate hallway, creating immediate privacy away from the living areas. This part of the house could work particularly well for guests, older children or extended family, allowing independence without separation from the main home.

There are two double bedrooms on this level, both with their own ensuite modern bathrooms and direct external access. Each room is finished with neutral carpeting and exposed beams, retaining the character of the building while keeping the spaces calm and comfortable. One bedroom includes mirrored fitted wardrobes and a chic ensuite with walk-in shower, vanity basin, W.C. and heated towel rail.

The second bedroom also benefits from a 'jack and jill' ensuite, accessed both from the bedroom and the hallway, allowing it to function as a visitor's cloakroom when required. With high spec sanitaryware the bathroom includes a full-size bath, walk-in shower, floating W.C. and vanity basin, with stone detailing and a beamed ceiling reflecting the original structure of the barn.











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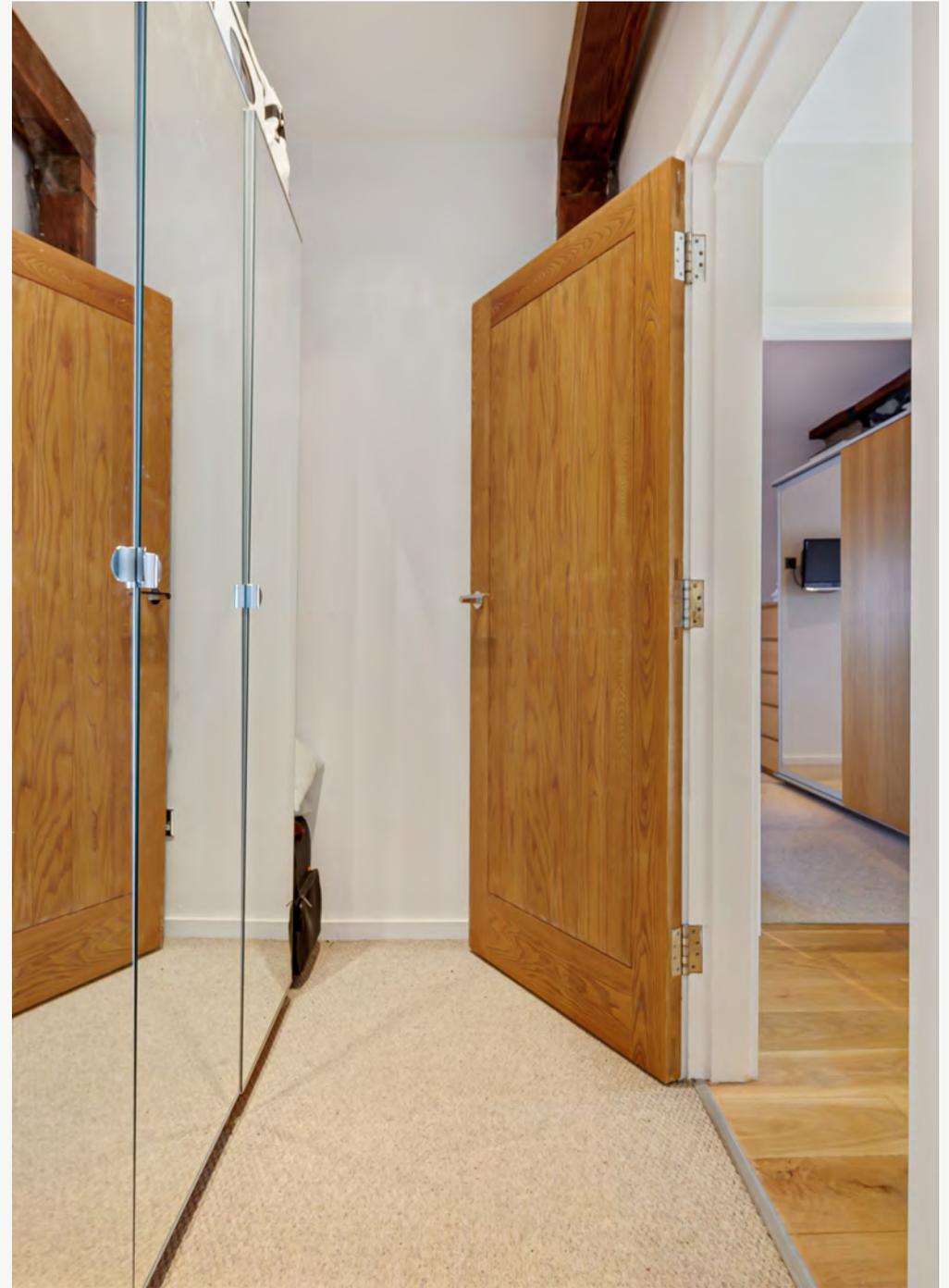
## FIRST FLOOR

An oak staircase with glass balustrading rises from the entrance hall to the first-floor landing. The principal suite is a haven, a place to really relax and unwind. Occupying the main section of this level it is arranged as an open yet clearly zoned room. The bedroom area enjoys elevated views across open fields, while a glazed partition separates it from the bathing zone. Flooring transitions from carpet to stone and porcelain, reinforcing the change in use. The bathroom includes a walk-through rain shower, full-size soaking tub, floating W.C. and a wide vanity arrangement. Neatly behind the bathroom, smoked glass wardrobes with sliding doors provide extensive storage.

A further double bedroom is located off the same landing, positioned behind the principal suite. This room looks out across the front of the property and surrounding land and is currently used as a home office. Its proportions allow it to function equally well as a bedroom, studio or additional reception, depending on requirements.

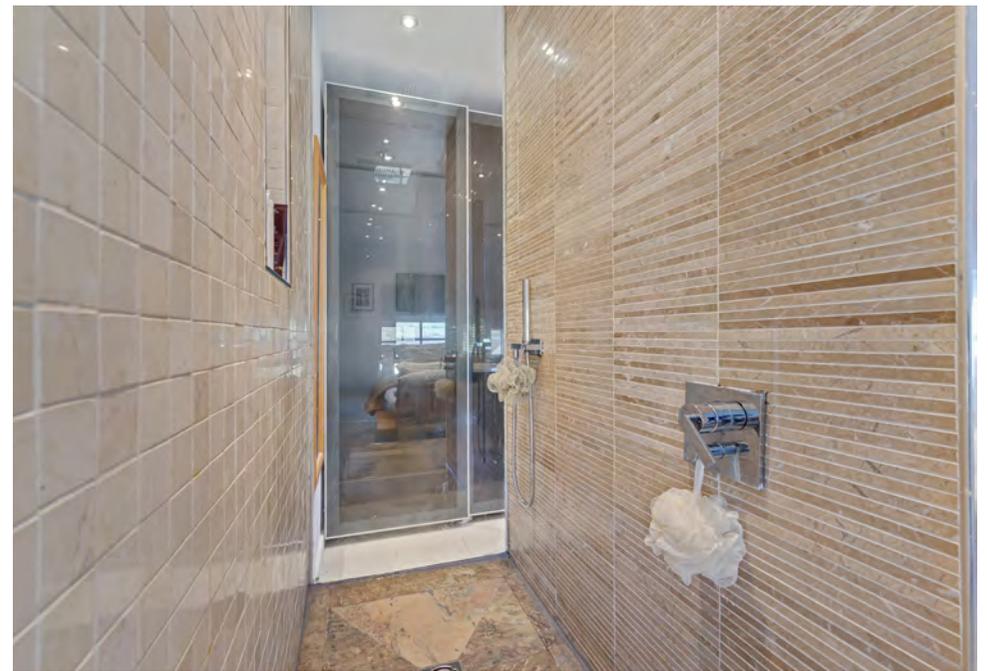












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## OUTSIDE

The property sits toward the front of its plot, allowing the majority of the grounds to extend behind the house. A broad gravel driveway leads to a triple garage and provides parking for multiple vehicles. The front approach is defined by hard landscaping and stone pathways, keeping maintenance requirements low.

To the rear, a broad stone terrace runs from the sitting room and kitchen and adjoins a further decked patio zone, creating a natural space for outdoor dining and entertaining. Beyond this, lawns extend toward open boundary fencing, preserving views across the surrounding countryside. The scale of the plot allows for privacy without isolation.

A separate stone-built outbuilding with hayloft currently provides storage and workshop space. Subject to the necessary permissions, it offers scope for alternative uses such as ancillary accommodation, leisure space or studio use.



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*Guildhall Barn works because of the way the house and land come together. The plot allows space, privacy and freedom to use the outdoors as part of daily life, while the building itself offers ample room and comfort with an understated luxe feel. It is a home suited to those who value being connected to the outdoors and to live well.*



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## ABOUT THE AREA

Guildhall Barn sits on the edge of open countryside while remaining closely connected to everyday amenities. The surrounding landscape offers wide views across the Lancashire Plain and a strong sense of space that is increasingly hard to find, particularly on such a generous plot. Billinge village is a short drive away and provides local shops, pubs, cafes and primary services, while St Helens and Wigan offer broader retail, leisure and commercial options. The area suits those who value privacy, outdoor living and access to walking routes and green space, without sacrificing connectivity or convenience. It is a location that supports a balanced lifestyle, combining calm surroundings with straightforward access to work, schools and travel networks.

## TRANSPORT

The property is well placed for regional and national travel. The M58 and M6 motorways can be reached in approximately 15 minutes, providing direct routes across the North West. Rainford and Upholland train stations are both within around three miles, offering regular rail services to Liverpool, Manchester and surrounding centres. Local bus services operate within walking distance of the property, with the nearest stops reached in approximately 15 minutes on foot. Liverpool John Lennon Airport and Manchester Airport are each accessible in around 35 minutes by car, making the location practical for both domestic and international travel.

## SCHOOLS

There is a strong selection of schooling in the surrounding area. Nearby primary schools include St Mary's Catholic Primary School, Carr Mill Primary School and St Peter and St Paul Catholic Primary School, all of which have received Ofsted ratings of Good or Outstanding and are within a short drive. Secondary options include Cowley International College, Hope High School, Rainford High School and Up Holland High School, each located within approximately three miles. Independent schooling is also available locally, with Launchpad Centre and Nugent House School offering alternative educational provision within a reasonable driving distance.





PROPERTY  
INFORMATION

**Tenure:** Freehold with  
vacant possession.

**Services:** Electric, LPG, LPG central  
heating, underfloor heating on  
ground floor (wet system), Mains  
water, Kingspan Klargester BioDisc  
mini sewage treatment plant,  
Hardwood double glazing, Standard  
broadband, Alarm, Security lighting.

**EPC:** E

**Council Tax Band:** F

**Flood Risk:**  
Rivers & Seas: very low  
Surface water: very low.

**Local Authority:**  
St Helens Borough Council  
Tel: 01744 676789

**Viewing:** Strictly by appointment  
with Karl Ormerod.  
Tel/WhatsApp: 07443 645157.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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TOTAL APPROX. FLOOR AREA: 3,313 SQ FT



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



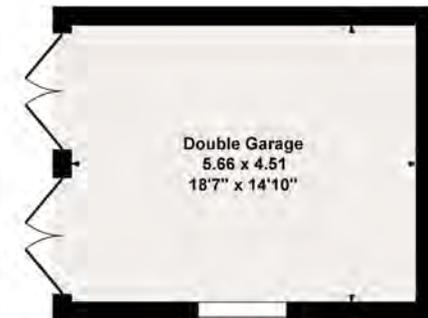
FIRST FLOOR



OUTBUILDING  
GROUND FLOOR



OUTBUILDING  
FIRST FLOOR



GARAGE

LUXURY HOMES DESERVE  
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Contact me to arrange  
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