



3, St Helens Road, Rainford, WA11 7QX

Asking Price £1,270,000

*David
Davies* *Collection*



3, St Helens Road, Rainford, WA11 7QX

- EPC: C
- Council Tax Band: F
- Freehold
- 4302 Ft Approx
- Stunning Unique Detached Residence
- Secluded Location
- Fabulous Living Accommodation
- Three/Four Bedrooms
- Swimming Pool
- Entertainment Room

A private sanctuary nestled within mature, tree-lined grounds, this extraordinary residence on St Helens Road is a rare offering of uncompromising space, elegance and lifestyle. Set beyond secure electric gates and approached via a sweeping, landscaped driveway, the home exudes exclusivity and privacy from the moment you arrive.

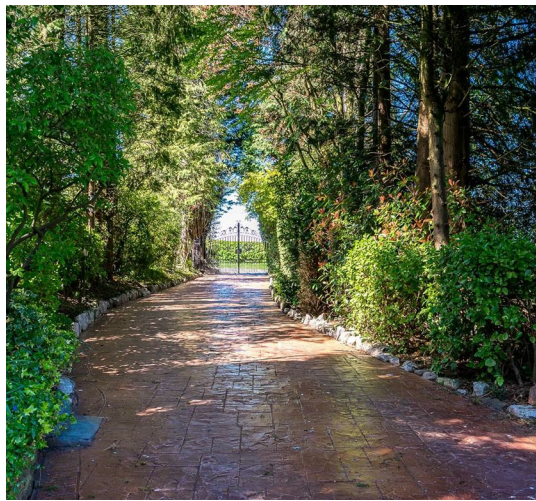
Spanning over 4,300 sq. ft., the main residence is an exceptional single-storey home that blends refined architectural detail with generous proportions and an abundance of natural light. At its heart lies a striking lounge hall that effortlessly sets the tone — a grand and welcoming space that links the principal reception rooms and bedrooms.

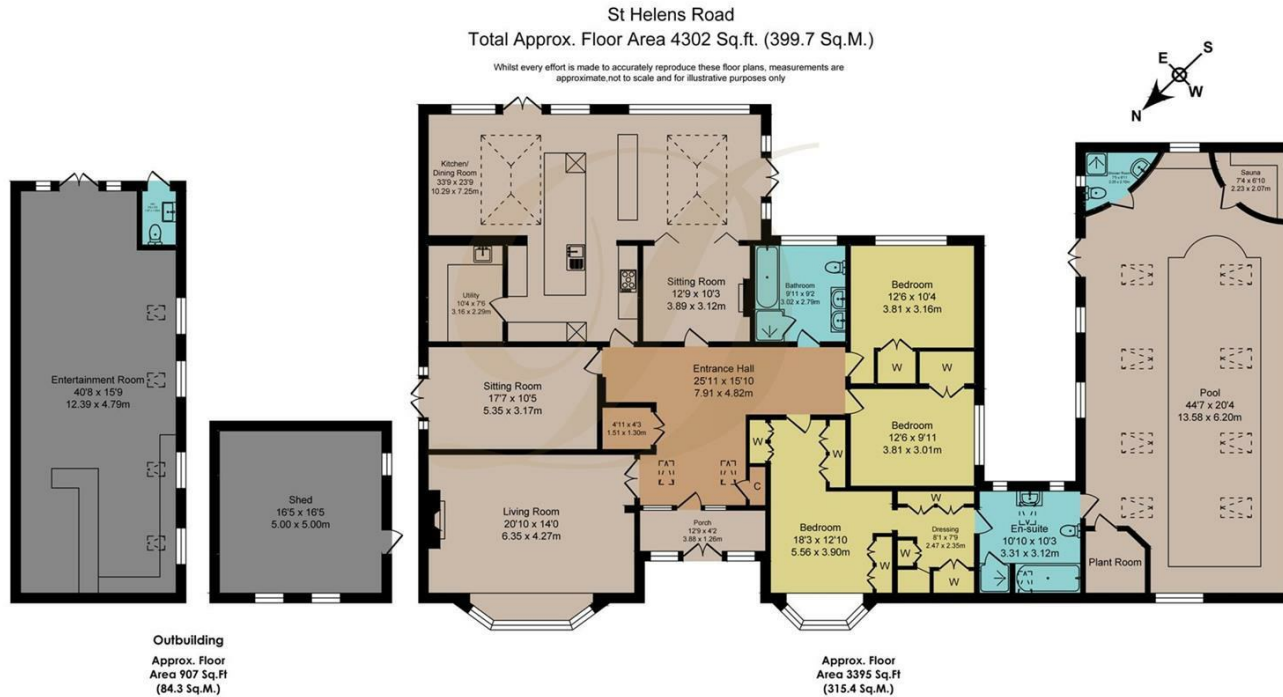
The living accommodation flows beautifully, providing elegant and versatile spaces for relaxing, entertaining, or working from home. To the rear, there is sophisticated open-plan living featuring two roof lanterns that flood the space with natural light, and a kitchen/dining area — the true heart of the home — stylish, practical, and ideal for both family life and entertaining on a grand scale. This space is further enhanced by the added convenience of a separate utility room, ensuring day-to-day living remains effortlessly organised.

The bedroom wing is equally impressive, offering three/four spacious double bedrooms, including a magnificent principal suite complete with a walk-in dressing room and beautifully appointed en-suite bathroom. Every room has been thoughtfully considered to combine timeless charm with modern convenience.

A standout feature is the detached entertainment suite — a stylish and flexible space complete with a bespoke bar and french doors that open onto the garden, ideal for hosting, family games nights or cinema evenings. For those who value wellness and leisure, a separate pool complex offers an indoor heated swimming pool, sauna, jacuzzi, and changing facilities — all finished to an exceptional standard.







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul David

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | | |
| England & Wales | | | | England & Wales | | | |

74 81