



The Rowans Mill Lane, 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.

Externally, the property boasts off-road parking for multiple vehicles and access to the double garage. The substantial rear garden offers a variety of landscaped spaces designed for relaxation and entertaining. Further benefits include solar panels, annual boiler servicing, and a host of quality features throughout.

Freehold and immaculately maintained, this is an absolute gem of a property that has come to market — a truly unique home offering space, comfort, and remarkable views, ready to be cherished by its next owners.





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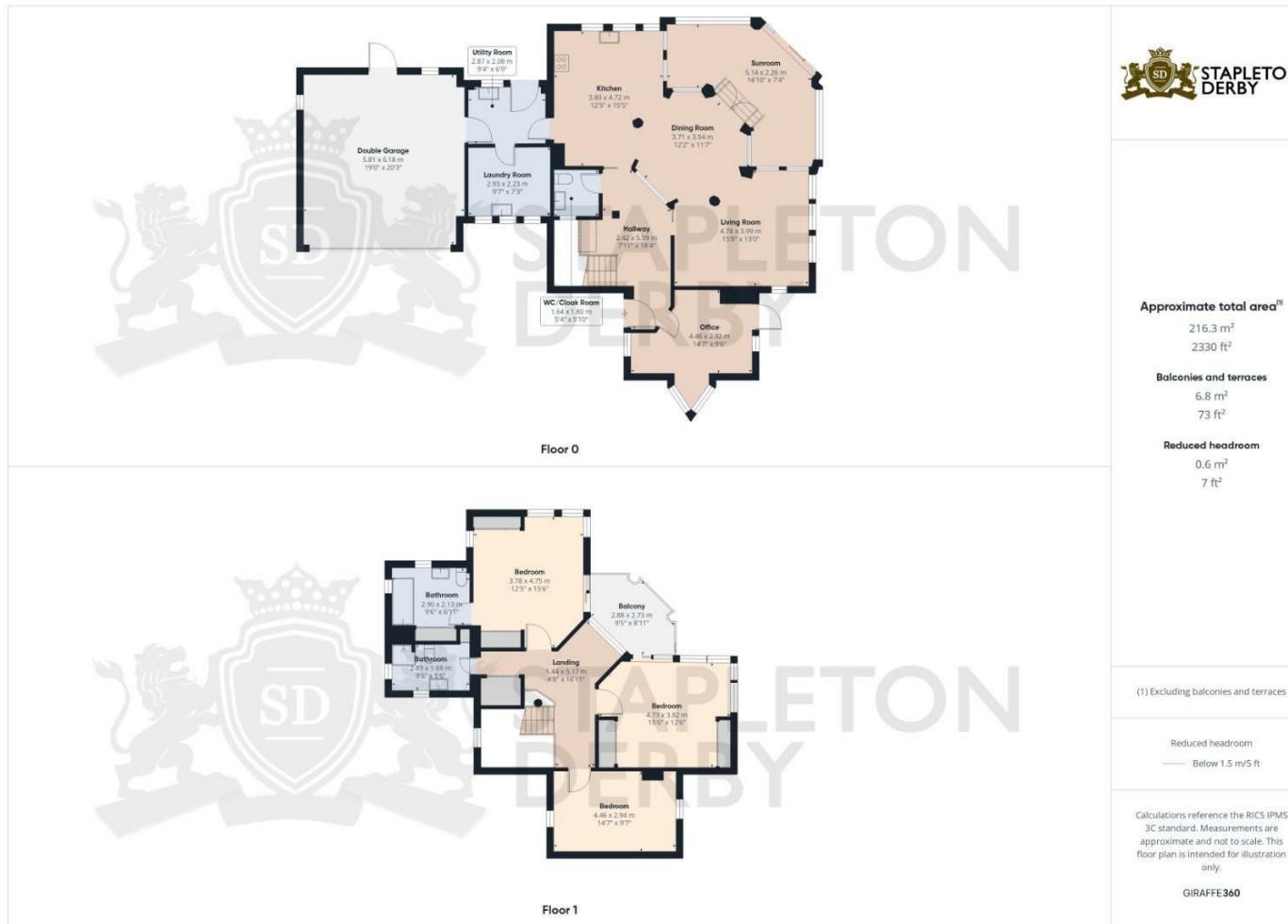
Stapleton Derby

497 Warrington Road Rainhill, Merseyside, L35 0LR

Tel: 0151 430 0717

office@stapletonderby.co.uk

www.stapletonderby.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.