



The Rowans Mill Lane, Prescot, L35 6NG

Asking Price £750,000





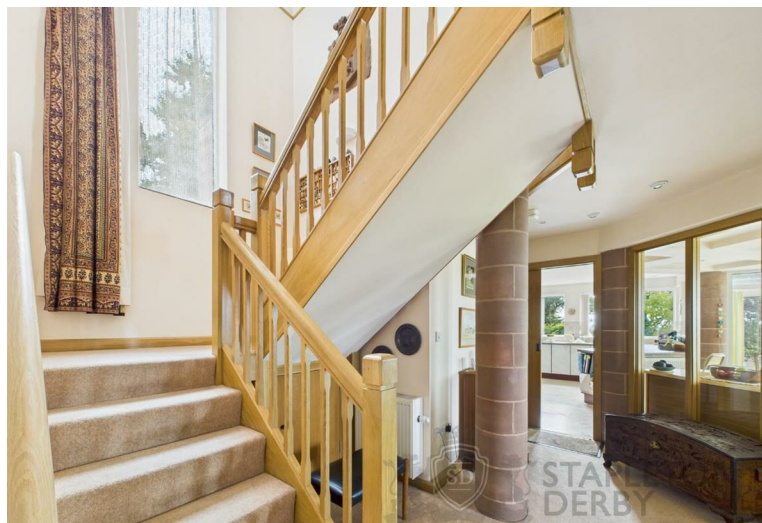
Stapleton Derby are delighted to present this exceptional detached freehold residence, individually designed and built by its current owners built by its current owners in 1996. This much-loved family home has been cherished and meticulously cared for over the years, offering a rare opportunity to acquire 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.











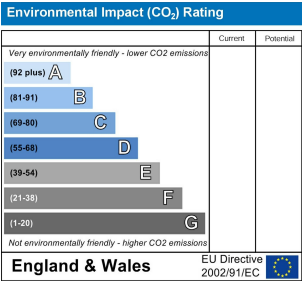
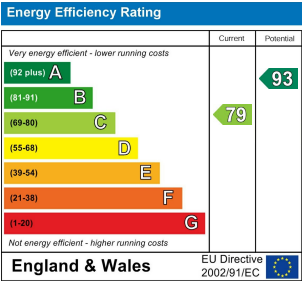
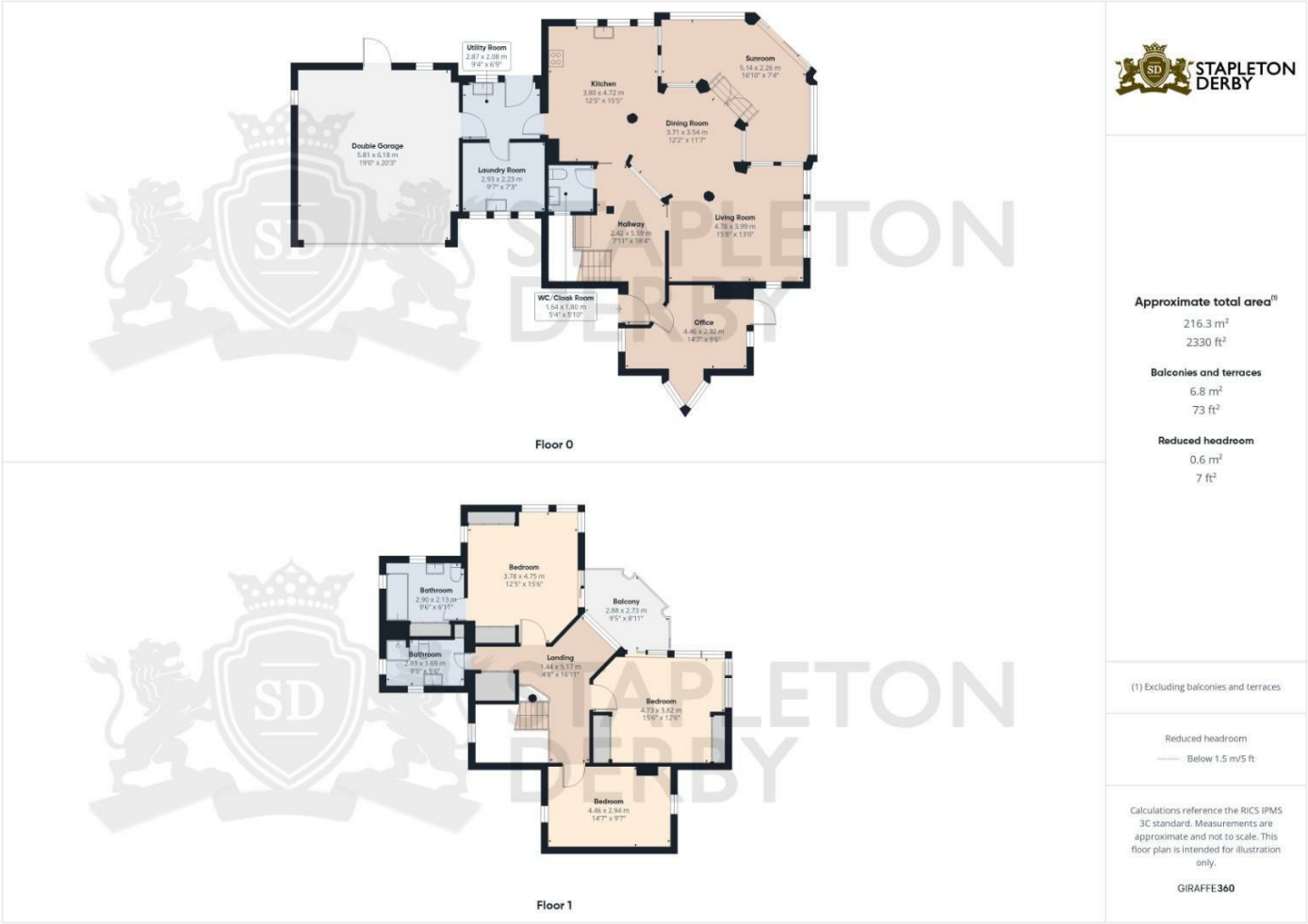




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LEAFY



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