



STAPLETON
DERBY

172 Higher Lane, St. Helens, WA11 8BH
Offers Over £875,000

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An Exceptional Family Home with Contemporary Design and Flexible Living Spaces

This unique detached home offers generous, redesigned accommodation over two floors, complemented by landscaped gardens, a large driveway, and a versatile garage with storage, an exercise area, and a home office. Finished to a high standard, it combines modern open-plan living with flexible spaces ideal for family life, entertaining, and remote working.

The ground floor features a welcoming hallway leading to a cosy living room with a multi-fuel stove. The impressive open-plan kitchen and dining space includes a large island, 6-burner Range cooker, a full height window, and aluminium bi-fold doors to the garden. A full glass side extension adds further natural light and a relaxing seating area. A second semi-private family room, a practical utility with bespoke storage, and a stylish WC complete the ground floor.

Upstairs, the landing with built-in storage leads to four well-appointed bedrooms. The standout primary suite includes a contemporary en-suite and custom vanity area. Two further generous doubles—one with a mezzanine ideal for study or creative use—and a large additional bedroom accompany a luxurious family bathroom with wet-room shower and freestanding bath.

The garage has been cleverly adapted, with front storage and a rear area providing a kitchenette-equipped exercise space and a bespoke home office.

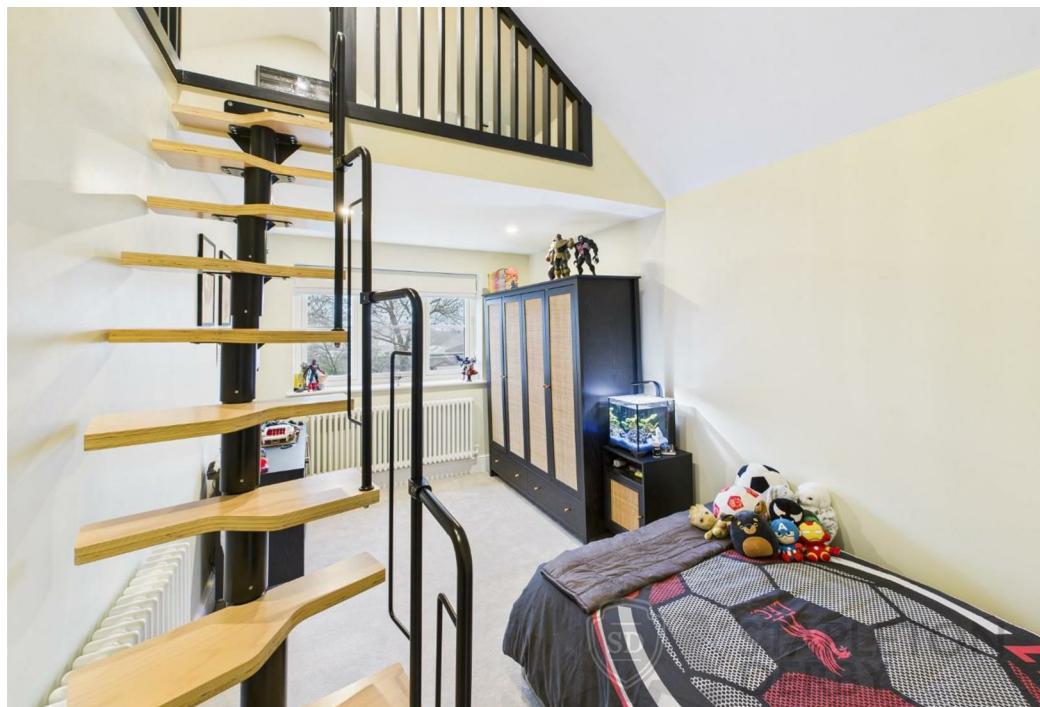
Outside, the south-facing garden is beautifully landscaped with decking, patios, and lawn. The front offers a large gated driveway with landscaped borders and a unique golf putting green. The exterior blends wood-effect weatherboard with render, giving the property striking kerb appeal.

A rare opportunity to acquire a substantial, design-led family home balancing style, comfort, and versatility throughout.





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Stapleton Derby

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | EU Directive 2002/91/EC |

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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.