



4 Cherry Tree Cottage, Moss Bank Road, St. Helens, WA11 7DQ

Asking Price £400,000

*David
Davies* Collection



4 Cherry Tree Cottage, Moss Bank Road, St Helens WA11 7DQ

- Freehold
- Council Tax Band: E
- EPC: D
- Three Bedroom Detached Cottage
- Breathtaking Uninterrupted Farmland Views
- Substantial Plot Positioned On A Quiet Road
- Character Features Including Beams And Log Burner
- Rear Garden With Hot Tub Room And Open Views
- Detached Converted Garage/Office/Garden Room
- Driveway Parking For Multiple Vehicles

Situated in a semi-rural setting with breathtaking, uninterrupted farmland views, Cherry Tree Cottage is a truly unique and beautifully presented three-bedroom detached home, positioned towards the end of a quiet road on a substantial plot. This charming property perfectly blends character features with modern living, offering peace, privacy, and versatility in equal measure.

The property is garden fronted and benefits from driveway parking for multiple vehicles. Upon entering, you are welcomed into an entrance porch which leads through to a cosy living room, rich in character with exposed beams and a feature log burner. From the windows in this room the stunning countryside views can be admired, creating a warm and inviting atmosphere. There is a further reception room, currently used as a dining room, providing flexible living space ideal for family life or entertaining.

The ground floor is completed by a modern kitchen and a separate utility room, offering both style and practicality.

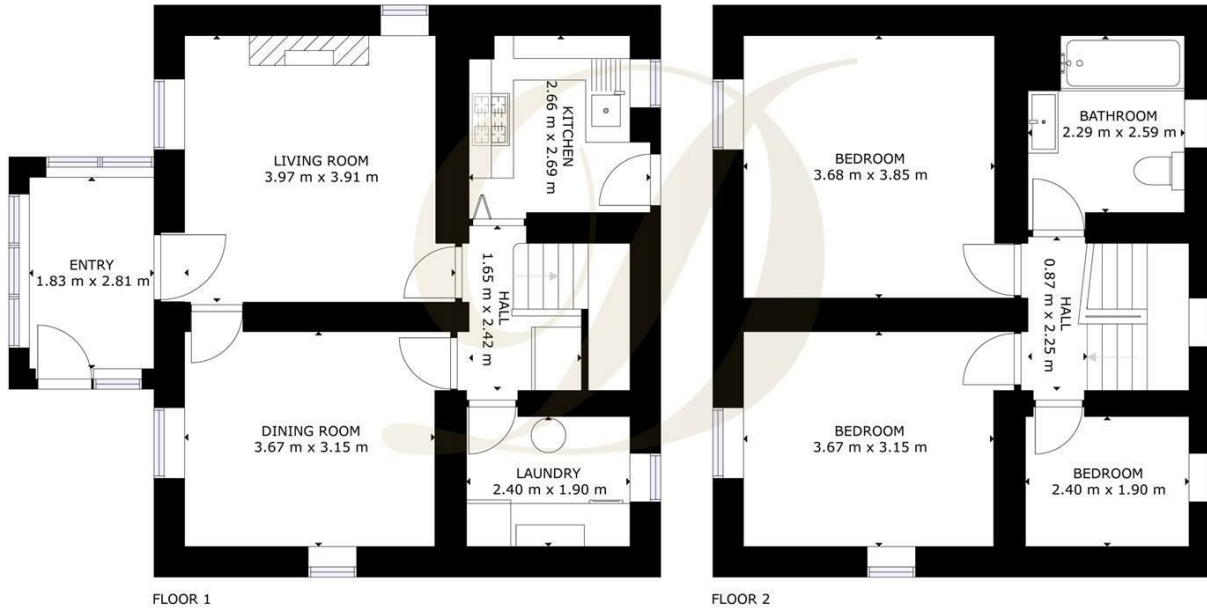
To the first floor, the property offers three bedrooms, two of which are generous double rooms with ample space for fitted or freestanding wardrobes. A modern family bathroom serves the upper floor and is finished to a high standard.

The rear garden is the true highlight of the home, enjoying complete privacy and open views across surrounding fields. The garden offers plenty of space for seating and entertaining, making it ideal for hosting family and friends. A standout feature is the hot tub room, housed within a garden shed with double doors that open to fully appreciate the countryside setting.

Additionally, the former garage has been converted and is currently used as a versatile office/garden room, complete with double French doors opening directly onto the garden. This flexible space is ideal for home working, hobbies, or entertaining friends and family. The separate front section of the garage is utilised for garden tool storage which has a separate roller shutter door.







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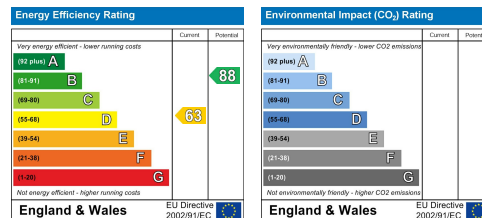
David Paul David

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