



# Home Farm, Hall Lane

St. Helens



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



A truly spectacular example of Georgian architecture. This Grade II listed Freehold property really is a family home to aspire to own, set within approximately a fourteen acre plot, comprising of roughly ten acres of arable land and four acres of private woodland.

The property itself was built in the early to mid-18th Century, as part of the Bold Hall Estate, with the original design being attributed to Giacomina Leoni, who was the same architect involved with designing Lyme Park Hall. This beautiful property has been lovingly and sympathetically restored and extended by the current Vendors, resulting in a stylish and unique family home. The property still retains many period features, including sash windows and wooden wall panelling, whilst the adaptations have ensured that it also works perfectly for modern family living, with such additions as underfloor heating to the ground floor.

This striking property is approached through electric gates, which open into a long and sweeping gravel driveway. The building itself is entered via a grand, yet welcoming entrance hallway, fitted with Karndean flooring, with the formal lounge boasting a cast iron fireplace with feature surround focal point and a polished wooden floor. The sitting room offers a further feature open fire, with an inset log burner creating a cosy and welcoming atmosphere in the study.

The boot room, utility/boiler room and WC are also located on the ground floor, along with the extended open-plan kitchen, dining and living room, which provides the real 'wow' factor within this beautiful home. This room is exceptionally spacious and bright and offers the perfect space for entertaining. The kitchen has been fitted with a high quality, bespoke grey 'shaker' style wall and base units, with Granite worksurfaces, central island and integrated appliances. The lantern roof and sash windows not only allow plenty of light to flood into the room, but also showcase the picturesque views over the landscaped rear garden and beyond. To the first floor there are four bedrooms, three of which are served by en suite shower rooms, with a freestanding bath, creating a focal point within the en suite to bedroom one. The family bathroom features a whirlpool freestanding bath, feature vanity hand basin and low level WC and completes the first floor accommodation.

Externally, the abundance of outdoor space provides total privacy, along with stunning views over the landscaped gardens and surrounding countryside. A Japanese garden features within the plot, along with a Summer house and four car garage, all covered by a CCTV security system, which is controlled by a telecom receiver. This is a truly special and unique home and plot, for which words cannot fully do justice, so internal viewings are strongly advised in order for potential purchasers to fully appreciate all that is on offer.





## Entrance Hall & Reception Rooms

This stunning property is entered via a grand and welcoming 'L'-shaped entrance hallway, fitted with Karndean flooring, ceiling coving, dado rail and traditional style wall panelling. Leading off the hallway is the guest cloakroom, fitted with a low level WC and wall-mounted hand basin, with feature wooden wall panelling, a tiled floor and a Georgian sash window to the front.

This wonderful family home benefits from three reception rooms; the formal Lounge, which has a Georgian sash window overlooking the front of the property, with a cast-iron fireplace as a focal point, ceiling coving and polished wood flooring. The formal dining room is accessed from the main living area and is fitted with wooden flooring, whilst the study/reception offers a fitted desk and built-in storage, inset log burner, wooden flooring, ceiling coving and a sash window overlooking the front garden.

## Open-Plan Kitchen, Dining & Living

The real heart of this property is the open-plan kitchen and living area, which has been lovingly and sympathetically extended and modernised by the current Vendors.

This is a fabulous space for entertaining guests, being so well-proportioned in size, with the lantern style roof and dual aspect windows keeping the area nice and bright. The room features a stylish multifuel burner and offers three distinct areas for cooking, dining and relaxing. Picturesque views over the rear garden and countryside beyond, along with external access into the gardens make this room perfect for Summer entertaining.

The Kitchen area features bespoke fitted 'shaker' style grey wall and base units with a dark blue island, all with black Granite worktops to complement, with a Belfast sink, integrated Rangemaster oven, dishwasher, fridge freezer and microwave.

The Boot room offers a built-in cloaks storage cupboard and provides access into the Boiler room and Utility room, which is fitted with further wall and base units, a stainless steel sink and space for a washing machine and tumble dryer.











## *Bedrooms & Bathrooms*

The large landing area provides access into the upstairs rooms, with bedroom one featuring polished wood flooring, partial wooden wall panelling, a cast iron open fire, and overlooking the surrounding countryside. This room is served by a four piece en suite bathroom, freestanding bath with floor-mounted chrome taps and shower attachment, low level WC with hidden cistern, vanity hand basin, a step-in shower cubicle and tiled walls and flooring. There are three further generous double bedrooms, two of which benefit from attached en suite shower rooms and two with fitted wardrobes.

The family bathroom is fitted with a freestanding bath, vanity hand basin, high-level flush WC, polished wood flooring, partially panelled elevations and sash windows.



## External Areas

This property is accessed via a private road within a cul-de-sac and is perfect for those looking for plenty of space and privacy, being set within a 14 acre plot, with approximately ten acres of flat arable land and four acres of private woodland.

The plot is entered via electric gates, leading into a sweeping gravel driveway, with no shortage of vehicle parking spaces. A four car triple garage with double doors has been sympathetically designed, in keeping with the age and style of the property.

The side and rear gardens themselves have been turfed and landscaped, with a generous patio area and Japanese-styled garden, with picturesque view over the local countryside to the rear. A formal garden area to the side houses a water feature with a state-of-the-art filter system, whilst a gated garden houses a log store. The Summer house provides a tranquil garden retreat and is equipped with electricity and heating.

## Additional Information

The ground floor of the property benefits from underfloor heating. The grounds are covered by a CCTV security, with a telecom receiver and vehicle recognition system.

## Local Authority/Council Tax

St Helens Council

Band: E

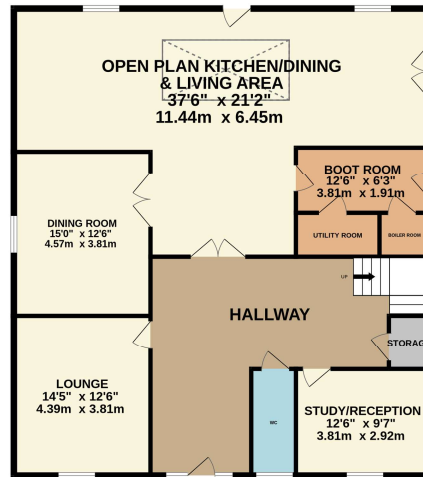
Annual Price: £2,410 approx

## Tenure

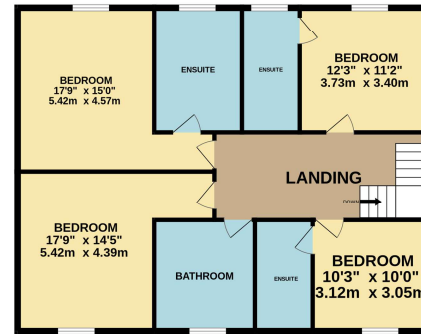
Freehold



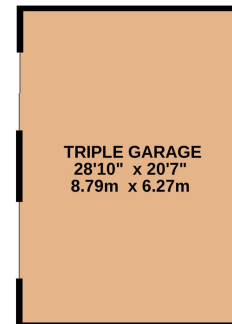
GROUND FLOOR  
1581 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



OUTSIDE  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 2680sq.ft. (249.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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