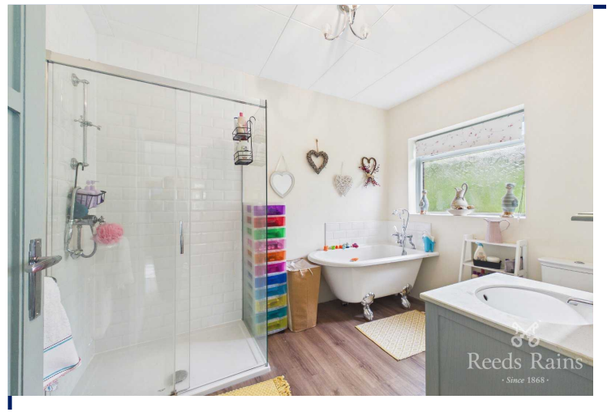
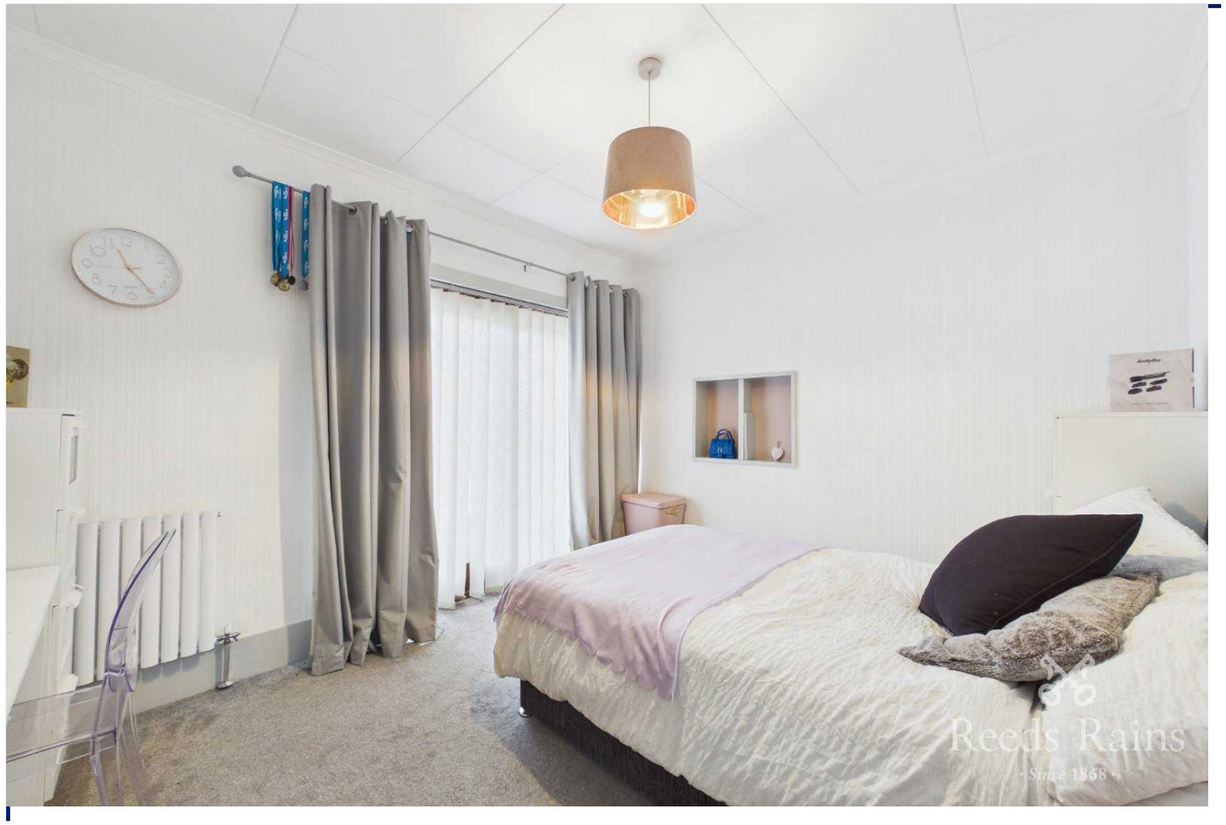
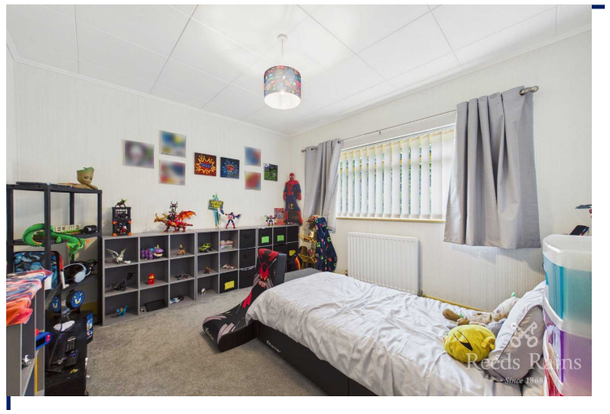


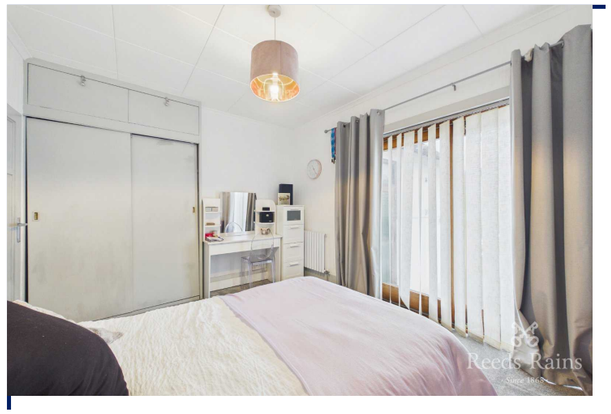














Eccleston Gardens, St. Helens,
Merseyside, WA10

Asking Price: £550,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Eccleston Gardens, St. Helens, Merseyside, WA10

Asking Price: £550,000 Freehold

Council Tax Band: F
EPC Rating: D

St Cloud – A Unique Individually Built Detached Bungalow Set in Approximately 0.4 Acres

St Cloud is a truly exceptional four/five-bedroom detached bungalow, individually commissioned and built by its previous owner, whose inspiration—and indeed the funding for its construction—came from a winning racehorse bearing the same name. This remarkable home offers a rare combination of spacious single-storey living, extensive outdoor amenities, and a fascinating personal history.

Occupying a...

Entrance Porch
Door to side, tiled flooring, door leading into entrance hall.

Entrance Hall
Door leading into porch, spiral staircase, radiator and carpet.

Living/Dining Room
26'10" x 11'9" (8.18m x 3.58m)
Gorgeous open living/dining room, sliding doors to both side aspects leading out to rear garden and terrace area. Dual aspect to other side aspects with glass door leading into orangery, radiator and laminate flooring.

Orangery
Dual aspect double glazed doors to both front and rear leading out to the rear garden, on entrance to the orangery there is a bifurcated staircase, with space for dining table and chairs, radiator and carpet. One part of the staircase leads down to the cellar which houses a sauna and two plunge pools.

Cellar
10'4" x 7'10" (3.15m x 2.4m)
Cellar space with sauna and plunge pools.

Kitchen
19' x 10'2" (5.8m x 3.1m)
Door leading out to rear terrace, double glazed window to side, matching wall and base units with work surfaces over, kitchen island with power socket, space for Aga cooker and extractor fan, space for American style fridge/freezer, radiator.

Bedroom One
18'1" x 11'10" (5.5m x 3.6m)
Triple aspect double glazed windows to front and side, fitted wardrobes, two radiators and carpet.

En-suite
10'8" x 7'5" (3.25m x 2.26m)
Double glazed window to side, walk in shower unit, roll top bath with mixer taps over, lower level W.C, pedestal wash hand basin with vanity unit surrounding, radiator.

Bedroom Two
12'2" x 10'9" (3.7m x 3.28m)
Double glazed window to side, radiator and carpet.

Bedroom Three
12'2" x 10'4" (3.7m x 3.15m)
Double glazed sliding doors leading out to rear terraced, fitted wardrobes, radiator and carpet.

Bedroom Four
11'8" x 10'9" (3.56m x 3.28m)
Dual aspect double glazed windows to rear and side, radiator and carpet.

Shower Room
9'10" x 6'11" (3m x 2.1m)
Double glazed window to side, walk in shower unit, lower level W.C, pedestal wash hand basin, radiator and part tiled.

Loft Room
Two Velux windows to the front, eaves storage, power and light, currently being used as a bedroom but could be used as an office space.

Double Garage
18'1" x 17'2" (5.5m x 5.23m)
Double glazed window to side, metal up and over door to the front, power and light, space for utilities such as washing machine, tumble dryer, fridge/freezer and boiler.

Terrace
Covered terrace area which is also paved for a comfortable seating area with views over the secret garden and steps leading down into the private and secluded garden area.

External
Positioned on 0.4 acres of stunning grounds this property excels itself with its landscaped gardens surrounding the property. On entrance to the garden, there is a greenhouse housing a fabulous vine producing grapes, there is an extensive block paved seating area, there is also an elevated Summer House with decking area over looking the laid to lawn garden with mature shrub borders. Well established borders house, peony plants, pear, plum and apple trees. The allotment patch boasts raspberries, redcurrants, blackcurrants and blueberries. Wrapping around to the left side of the property is an arch trellis leading through to the secret garden which has an established wildlife pond area, reflection garden and summer house.



For full EPC please contact the branch.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

Tenure
Freehold



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk