



Well Lane, Gayton, Wirral CH60 8NE

Price Guide £1,500,000

5 Bedroom 5 Reception 4 Bathroom

GUIDE PRICE- £1,500,000- £1,600,000

One Of A Kind 5 Bedroom Executive Residence + 2 Bedroom Annexe - Detached Home - 1.4 Acre Plot - Sought After Gayton Location

Hewitt Adams is thrilled to showcase this impressive and substantial family home located on the HIGHLY DESIRABLE Well Lane in Gayton. Occupying a SUBSTANTIAL PLOT of OVER ONE ACRE - this resplendent residence is truly unique in what it offers.

The size of the plot is rare for this area. The landscape and design of the garden is even rarer still, and needs to be witnessed to be fully appreciated. At over 4,000 SQFT the property is one of the larger homes in the area, also offering an ANNEXE providing fantastic TURN-KEY ACCOMMODATION for an elderly relative, child or potentially for airbnb use. Furthermore, the agents can't recall a property with such comprehensive availability for parking. Ideal for storage of vehicles for both a personal and even commercial use.

In brief the immaculate and refined accommodation affords: entrance porch, W.C, hall, lounge, conservatory, study, shaker style kitchen diner, utility, snug. Upstairs there are FIVE bedrooms - the master offering a dressing room and en-suite, and a main family bathroom. The third bedroom also enjoys an en-suite. The Annexe provides a further lounge, kitchen, W.C, bathroom and TWO bedrooms. With a large double garage.

MAIN HOUSE

Front Entrance

Into:

Porch

Tiled floor, door to:

Cloakroom

Separate WC with frosted glass window to the front and washbasin with window to the side.

Hall

A large hall with 2 windows, under stair store cupboard with electricity meter and fusebox. Parquet flooring.

Lounge

16'4" x 13'1"172'2" (4.98 x 4|22)

Window to the side, feature wooden fireplace with multi fuel burner. Sliding door to Conservatory.

Conservatory

10'2" x 8'5" (3.1 x 2.57)

Double glazed windows and door to rear garden area.

Study

13'1" x 12'4" (4.0 x 3.78)

Double glazed windows, radiator, power points

Kitchen

11'10" x 22'8" (3.61 x 6.91)

With dining area, windows to front and rear, French doors to outside. Fitted with a range of base and wall units, centre island with base units fitted underneath. Granite work surfaces, sink with mixer tap, Aga oven, fitted microwave, electric oven and hob together with integrated dishwasher and fridge freezer. Door to Utility room and corridor to snug with boiler

Utility

12'2" x 11'5" (3.71 x 3.48)

With base units, single drainer sink, plumbing for washing machine and space for a tumble dryer. Window and door to courtyard area at the front of the house.

From the downstairs hall, stairs lead to the upstairs hall, with window facing the front of the house.

Dining Room

13'1" x 12'4" (4.0 x 3.78)

With French doors to the side and rear garden. Parquet flooring. Connecting door to the Annexe.

Snug

10'5" x 8'9" (3.20 x 2.67)

Double glazed window, radiator, power points, cupboard housing boiler

UPSTAIRS

Master Bedroom

13'8" x 13'3" (4.19 x 4.04)

Double glazed window overlooking the rear garden and lake, fitted wardrobes, radiator, power points. With a large dressing room and an en-suite comprising W.C, wash hand basin and bath.

Bedroom Two

13'10" x 12'4" (4.22 x 3.76)

Double glazed window overlooking the rear garden and lake, fitted wardrobes, radiator, power points

Bedroom Three

13'10 x 12'6 (4.22m x 3.81m)

Double glazed window overlooking the rear garden and lake, fitted wardrobes, radiator, power points, door to:

En-Suite

Comprising shower, low level W.C, wash hand basin, double glazed window

Bedroom Four

12'4" x 11'10" (3.78 x 3.61)

Double glazed window, fitted wardrobes, radiator, power points

Bedroom Five

11'9" x 10'5" (3.6 x 3.2)

Double glazed window, fitted wardrobes, radiator, power points

Bathroom

Comprising bath, shower, low level W.C, wash hand basin

THE ANNEXE ACCOMMODATION

Ideally suited for a buyer with an elderly family member or child wanting their own independent, but close by, living accommodation.

Kitchen

9'10" x 8'0" (3.00 x 2.44)

From the Annexe Hall a door leads to the Annexe Kitchen. Windows to the rear, range of wall and base units, sink with mixer tap, built in microwave and electric oven and hob. Space for a fridge freezer.

Lounge

13'1" x 12'4" (4.0 x 3.78)

From the Annexe Hall a door leads to the Annexe Lounge/Dining area, with French doors to the back garden. A built-in cupboard in the dining area houses the electricity fuseboard for the annexe.

W.C. & Utility

10'7" x 6'2" (3.25 x 1.90)

From the Annexe Hall a door leads to the Annexe Utility Room with a WC and hand wash basin, storage space and room for a washing machine and tumble dryer.

UPSTAIRS

Bedroom One

13'1" x 10'11" (4.00 x 3.33)

Double glazed window, radiator, power points

Bedroom Two

9'3" x 7'10" (2.82 x 2.39)

Double glazed window, radiator, power points

Bathroom

Comprising shower, low level W.C, wash hand basin, double glazed windows

EXTERNALLY

The Meadow, aptly name, offers an enormous driveway affording parking for 15+ vehicles, a pristine established lawn, patio and a truly unique feature of a lake that is a hub for beautiful wildlife.

