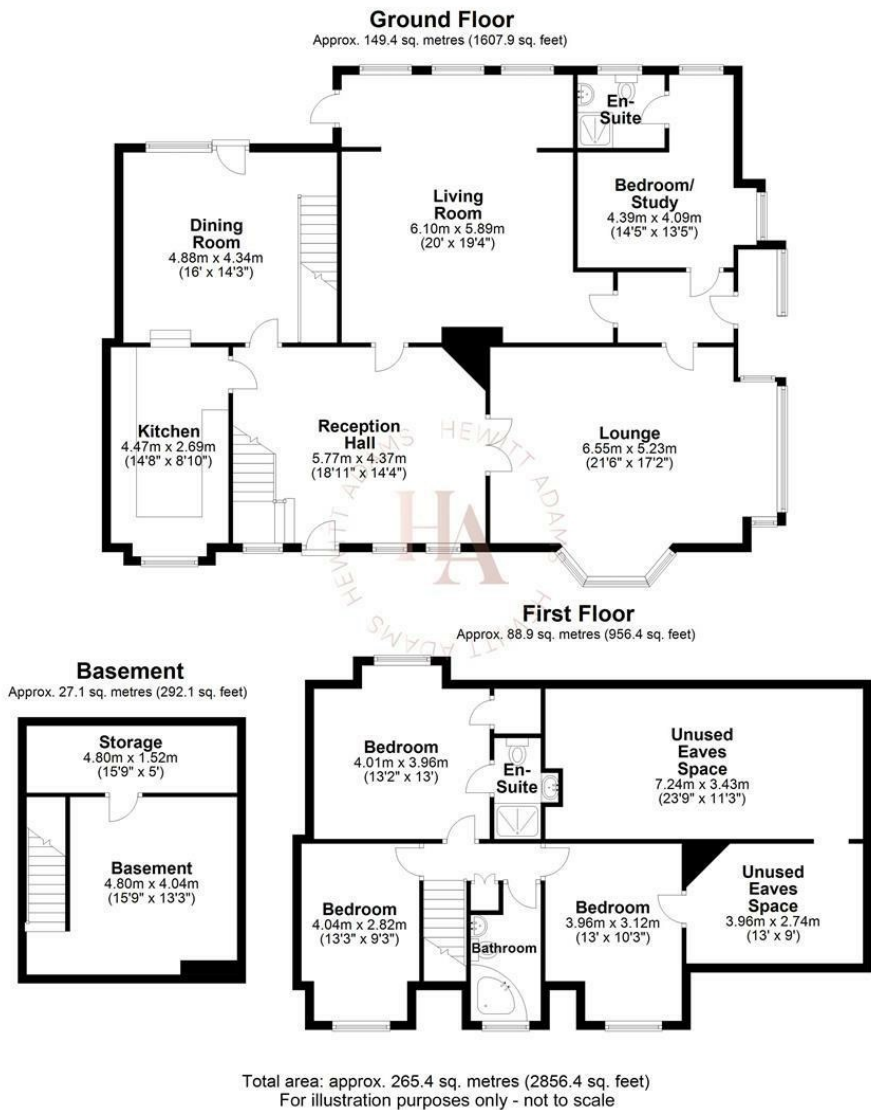




Dawstone Road, Gayton, Wirral CH60 0BU

£725,000

4 Bedroom 3 Reception 2 Bathroom

Welcome to Dawstone Lodge, a charming and versatile 1920s country-style home set in one of Heswall's most sought-after spots—just a short stroll from the vibrant town centre, the picturesque Lower Village, and scenic estuary walks.

Enjoying an elevated position- this distinctive home offers breathtaking panoramic views across the Dee Estuary to Wales, and is full of original charm, character and opportunity. With its generous plot, in-and-out cobbled driveway, and a layout full of light and possibility, it's perfect for those looking to downsize in style. But still offering opportunity to extend if required, *STPP. (The vendors have included architecturally drawn plans for a potential extension)

Inside, the home features a grand reception hall, multiple light-filled living areas, a ground-floor bedroom with ensuite, and a bright main lounge opening to a raised patio with stunning views. The rustic kitchen and split-level dining area flow beautifully, while a basement room offers space for a gym, office or studio. Upstairs you'll find three double bedrooms, including a large rear room with ensuite and more sea views. There's also exciting scope to expand into the eaves space—ideal for adding your own stamp and creating a dream retreat. The rear garden is private, peaceful and packed with potential.

All this, and no onward chain, makes Dawstone Lodge a rare opportunity to own a unique home in a hard-to-beat location, with the flexibility to shape it into something truly special. There has previously been planning approval for an extension, which has now lapsed. *The sellers have included architecturally drawn plans for possible extension of the Lodge, subject to planning.*

Front Entrance

Into;

Reception Hall

18'11" x 14'4" (5.77 x 4.37)

Beamed ceiling, exposed brick fireplace, staircase to first floor

Lounge

21'5" x 17'1" (6.55 x 5.23)

Large lounge with bay window, fireplace, vaulted ceiling, radiator, power points

Living Room

20'0" x 19'3" (6.10 x 5.89)

Enjoying fantastic estuary views, fireplace, radiator, power points

Bedroom / Study

14'4" x 13'5" (4.39 x 4.09)

Double glazed window, radiator, power points, door into;

En-Suite

Shower, low level W.C, wash hand basin

Kitchen

14'7" x 8'9" (4.47 x 2.69)

Wall and base units, inset sink, Belfast sink, range-style cooker, tiled floor

Dining Room

16'0" x 14'2" (4.88 x 4.34)

Double glazed window, radiator, power points, staircase leading to the cellar, doors out to the garden

Basement / Cellar

15'8" x 13'3" (4.80 x 4.04)

Useful storage space but also could be a fantastic home gym if the space was further developed - STPP / regs

UPSTAIRS

Bedroom

13'1" x 12'11" (4.01 x 3.96)

Double glazed window, radiator, power points, door into;

En-Suite

Comprising shower, low level w.c, wash hand basin

Bedroom

12'11" x 10'2" (3.96 x 3.12)

Double glazed window, radiator, power points

Bedroom

13'3" x 9'3" (4.04 x 2.82)

Double glazed window, radiator, power points

Bathroom

Comprising corner bath, low level w.c, wash hand basin

EXTERNALLY

Front Aspect - Off-Road In&Out driveway, side gate access leading to the garden

Rear Aspect - SOUTHERLY FACING and enjoying ESTUARY VIEWS. With raised patio terrace, generous lawned garden, with lots of space to the side of the property also.

