



HG

HUNTERS GATE  
COTTAGE LANE

# A Private Arrival

Set back from Cottage Lane and approached via a sweeping private driveway, Hunters Gate is a beautifully considered five bedroom detached home that balances architectural confidence with a deep sense of comfort. Its position, adjacent to Heswall Golf Club and moments from the Wirral Way and the shoreline, places it firmly within one of the area's most desirable settings. Coastal walks and open water views are within easy reach, while the sense of privacy on arrival immediately sets the tone for what lies beyond. Recently transformed through an architect-led renovation, the house has been reimagined to prioritise light, flow and modern family living. From the moment you step inside, the atmosphere is calm and expansive, shaped by thoughtful design and an understated palette.





## Light-Filled Interiors

The hallway sets the scene, filled with natural light drawn in through striking apex glazing and roof lights that frame views of the sky above. Materials and finishes have been chosen with care, creating a refined backdrop that feels both contemporary and enduring, and allowing the architecture to speak for itself. At the heart of the home sits a remarkable kitchen and living space, designed as a place to gather, relax and entertain with ease. Two generous islands anchor the room, one perfectly suited to informal dining, while integrated appliances, elegant brass hardware and discreet storage ensure the space remains visually uncluttered.

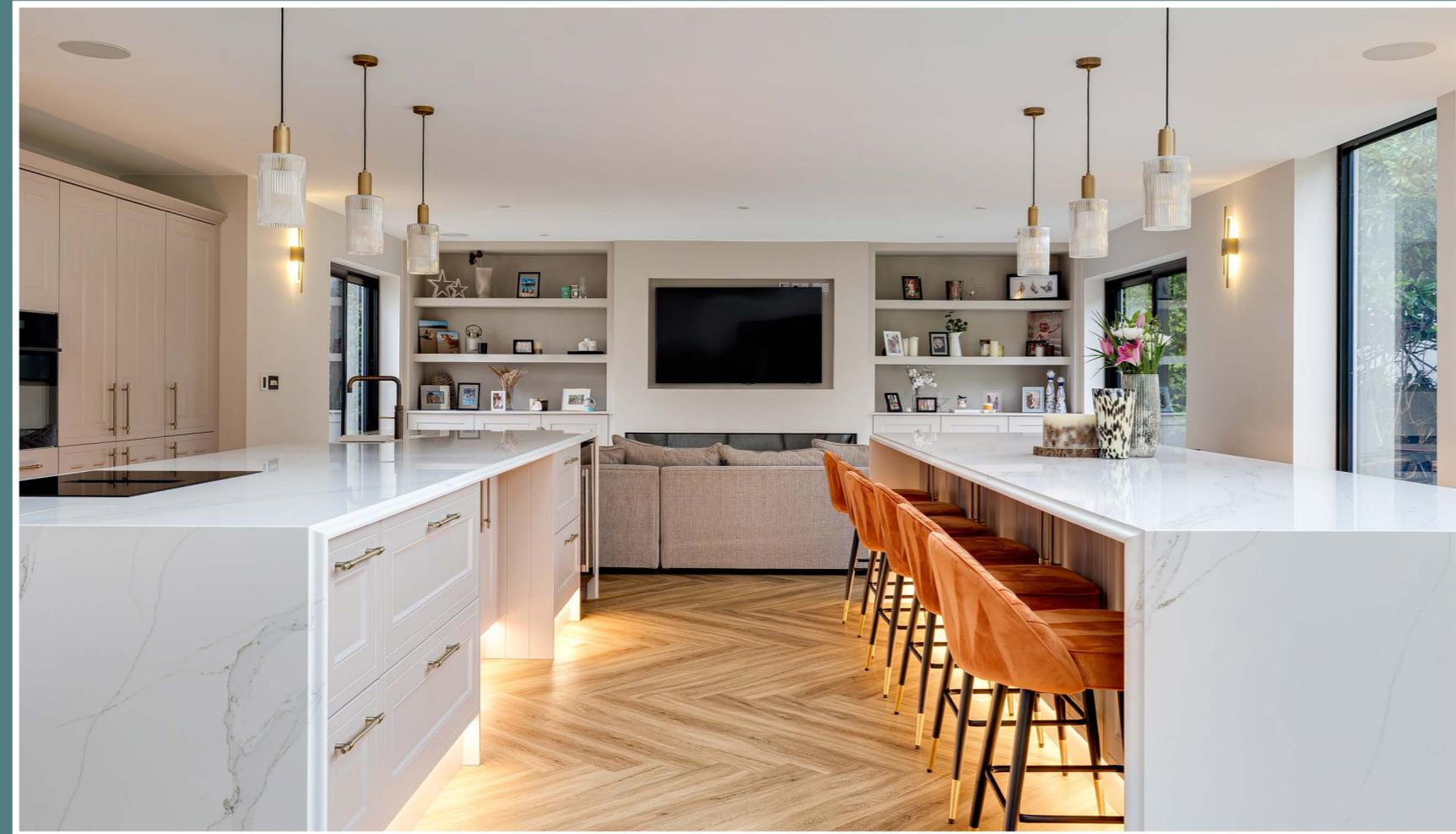




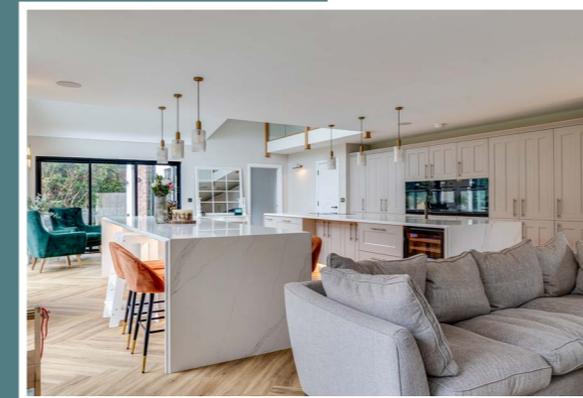
## Designed For Entertaining

Dramatic double-height glazing looks out across the patio and gardens, softening the boundary between inside and out. Integrated wine fridges and a sunken wine cellar add a considered layer of indulgence, while a comfortable sitting area with fireplace and media space ensures the room works just as well for quieter evenings.





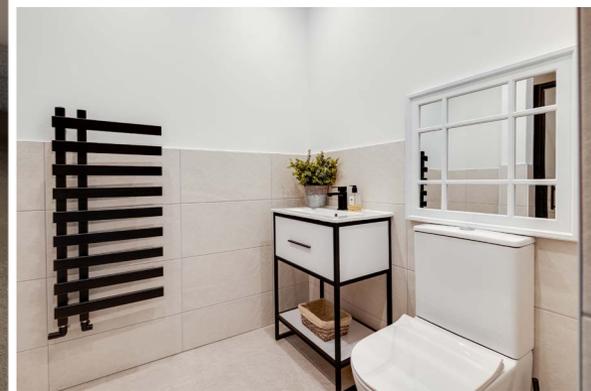
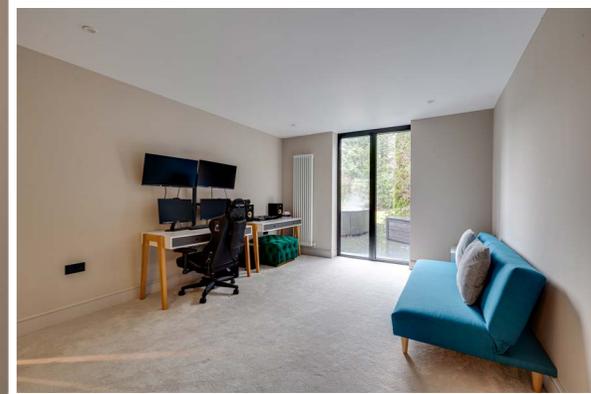
Large sliding doors open onto the surrounding gardens, inviting light and air into the space throughout the day. A well-appointed utility room is positioned discreetly to one side, fitted with modern appliances and designed to support everyday family life. A cleverly integrated laundry chute connects seamlessly with the upper floor, while additional built-in storage throughout the house preserves a sleek, uncluttered aesthetic.



## Flexible Living Spaces

An additional reception room offers welcome flexibility, equally suited as a study, snug or second sitting room. A contemporary media wall, fireplace and sliding doors opening onto the wraparound patio create a space that feels both private and connected to the gardens.





Two generous double bedrooms are located on the ground floor, each with its own en-suite and floor-to-ceiling glazing that opens directly onto the landscaped grounds. A cloakroom and a spacious gym complete the lower level, further enhancing the home's adaptability for modern living.

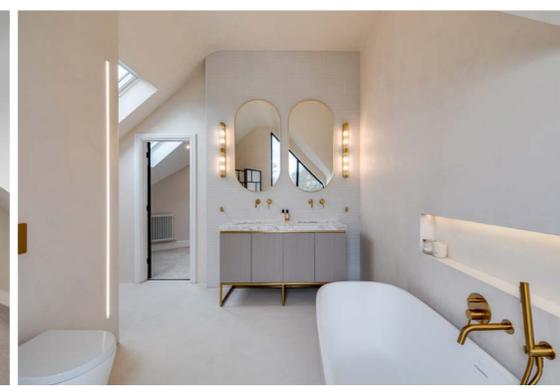
# Calm & Considered Bedrooms

The first floor continues the sense of space and calm. A quiet window seat on the landing overlooks the gardens, offering a peaceful place to pause. Two further bedrooms share a beautifully finished Jack and Jill bathroom and benefit from striking apex windows with views to both the front and rear.





The principal bedroom suite is set apart, reached via a glazed walkway that looks down into the kitchen below. A dedicated dressing area leads to a refined en-suite bathroom finished in micro cement, with a double shower and twin vanity accented by elegant brass fittings. The bedroom itself is dual aspect, enjoying leafy views across the mature gardens and a subtle connection to the nearby coast.





## Gardens & Grounds

Outside, the grounds are as thoughtfully arranged as the interior. The sweeping driveway, a particular favourite of the current owners, creates a strong sense of arrival and provides ample parking alongside a garage. The gardens wrap around the house, combining lawned areas with generous patio and decking spaces ideal for entertaining or quiet afternoons in the sun.

Mature planting offers privacy and structure, while preliminary plans are available for a future leisure suite, discreetly positioned within the garden.





## A Sought- After Setting

Heswall is one of the Wirral's most desirable locations, valued for its balance of natural beauty, coastal access and everyday convenience. The town offers a vibrant selection of restaurants, cafés and independent boutiques alongside well-known retailers. Countryside walks are close at hand, from Heswall Fields and the Dales to the nearby shore and National Trust woodlands. The Wirral Way runs nearby, stretching twenty miles between Chester and West Kirby, while families are drawn to the area for its outstanding schools, including a strong choice of grammar schools. Golf enthusiasts will appreciate the proximity to Heswall Golf Club and several of the country's most celebrated courses.

## A Home With Presence

Hunters Gate is a home of clarity and confidence, offering privacy, space and a refined sense of luxury that reveals itself gradually. Designed for modern family life, with the shore just moments away, it is a house that feels as rewarding to live in as it is to arrive at.



# Key Features

## Major renovations completed

- Full rewire (electrics)
- New windows throughout (tilt-and-turn design)
- New roof
- New heating system
- Luxury flooring upgrades

## Heating & Energy

- Gas central heating (mains gas)
- Underfloor heating throughout the ground floor
- Highly efficient modern system following 2021 installation

## Drainage & Services

- Mains drainage
- All primary services connected

## Interior Specification

### Kitchen & Utility

- Quartz worktops
- Quooker boiling water tap
- AEG triple oven
- Double dishwasher
- Luxury vinyl board (LVB) flooring
- Laundry chute (upper floors to utility)

### Bathrooms & Bedrooms

- Master bathroom finished in micro-cement
- Lusso Stone sanitaryware
- Marble vanity unit in en suite
- Musso stone fittings throughout

### Additional Standout Features

- Fully tanked wine cellar
- Composite decking to external areas
- Tilt-and-turn windows throughout for ventilation and ease of cleaning

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 338.32 sq m / 3642 sq ft  
 Outbuildings = 27.31 sq m / 294 sq ft  
 Total = 365.63 sq m / 3936 sq ft



Ground Floor

First Floor



HUNTERS GATE  
COTTAGE LANE

HUNTERS GATE, COTTAGE LANE

 WHAT3WORDS: /// smashes.jeeps.summer



To view Hunters Gate  
Call: 01244 313 900 | Email: [sales@curransunique.co.uk](mailto:sales@curransunique.co.uk)

11 Grosvenor Street Chester CH1 2DD  
[www.curransunique.co.uk](http://www.curransunique.co.uk)