



Westby 7, Gillars Lane, St Helens, WA10 5PZ

Asking Price £950,000

*David
Davies* *Collection*

Westby 7, Gillars Lane, St Helens, WA10 5D7

- EPC: D
- Tenure: Freehold
- Additional Two Storey Annex
- Four Double Bedrooms
- Large Rear Garden
- Council Tax Band: F
- Detached Home On An Acre Of Land
- Three Reception Rooms And Kitchen Diner
- Family Bathroom | Ground Floor W.C | En Suite
- Driveway For Approx.. 10 Vehicles

Occupying an expansive and private plot in one of Eccleston's most sought-after semi-rural locations, Westby is a truly remarkable four-bedroom detached home with a stunning two-storey annex, situated on an acre of land. Immaculately presented throughout and finished to an exceptional standard, this residence offers the perfect blend of sophisticated living, substantial space, and countryside charm.

From the moment you arrive, this exquisite freehold home commands attention. A sweeping in-and-out stone driveway, capable of accommodating over ten vehicles, sets the tone for the scale and grandeur within. The driveway provides access to the integral garage, the main house, and a generous side garden currently utilised as a charming chicken coop – a nod to the property's rural character.

The home opens into a breathtaking entrance hallway, setting an immediate impression of elegance with its bespoke oak staircase, glass balustrade, and feature hanging light fitting. To the right lies the first reception room – a perfect retreat or formal lounge.

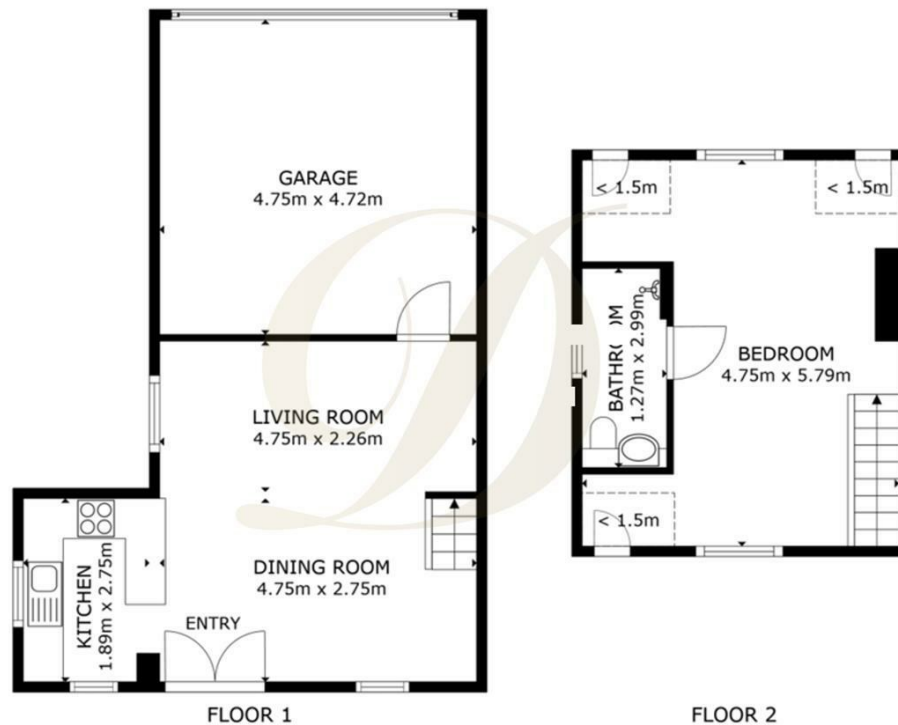
The heart of the home lies in its expansive open-plan living and dining area, flooded with natural light courtesy of floor-to-ceiling sliding glass doors that seamlessly connect the interior to the beautifully landscaped rear garden. Adjoining this space is the showstopping kitchen extension: a masterpiece of contemporary design with vaulted ceilings, skylights, a central island, premium integrated appliances, and bespoke worktops. There's also a comfortable seating area, creating the ultimate space for entertaining or relaxing with family.

Completing the ground floor is a stylish WC, a separate fully fitted utility room, and a versatile third reception room, currently used as a home office.

EPC: D







GROSS INTERNAL AREA
FLOOR 1 30.4 m² FLOOR 2 24.3 m²
EXCLUDED AREAS : GARAGE 22.4 m² REDUCED HEIGHT ROOM 3.4 m²
TOTAL : 54.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



David Davies

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David Davies

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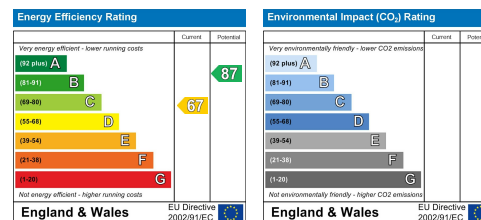
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