



Gayton Mill Close, Gayton, Wirral CH60 2UR

- Magnificent Architectural Gem - Grade II Listed Former Sandstone Mill
- Seamlessly Blending Period Features of the 'Old Mill' with Luxury Living
- Breathtaking Open Plan Living Kitchen Diner with Feature Glazed Walls and Utility
- Three Further Bedrooms with Fitted Furniture and Four Piece Family Bathroom
- Ample Off Road Parking, Garage, Storage Areas and Manicured Front Garden
- Unique Four Bedroom Detached Residence Spanning Over 2,700 Square Feet
- Porch, Hallway, Downstairs W.C, Office/Media Room and Impressive Lounge
- Incredible Master Bedroom with Dressing Room and Luxury En Suite Bathroom
- Stunning South Facing Landscaped Gardens Including a Bar with Seating and Office/Gym
- Exclusive Gated Development in the Prestigious Area of Gayton - No Onward Chain



£995,000 – No Onward Chain





























Description

An architectural gem, steeped in history and meticulously updated to provide luxury living at its finest. Formerly a Sandstone Mill, this Grade II listed four bedroom detached residence is nestled in an exclusive gated development located in the prestigious area of Gayton. Rarely does a property like this come to the market, seamlessly blending period features with contemporary living, no expense has been spared in curating this magnificent home. The remnants of the former corn mill still form an integral part of this home which must be viewed to be appreciated in full.

In brief you have a porch with cloak cupboard, welcoming hallway with access to integral garage and downstairs W.C. Large office/media room and a feature glazed link connecting the house to the stunning lounge which was the Mill Room. With the original beams and mill drive shaft still on full display the room is updated with a feature media well and contemporary fireplace along with patio door to the delightful rear garden. At the heart of this home you have a breathtaking open plan living kitchen diner, a well proportioned room flooded with natural light from the array of feature glazed walls giving you an open vista over the Mill. A bespoke fitted kitchen with solid Ash units, Quartz worktops, central island and an array of high quality integrated appliances including a hot water tap, ceramic hob, teppanyaki, coffee machine, Fisher and Paykel range cooker and gas stove along with a variety of other appliances. The ground floor further benefits from a walk in pantry with extensive shelving and American fridge freezer along with a large utility room with laundry appliances Quartz worktops and feature glazed ceiling.

To the first floor you have the impressive master suite, accessed via a dressing room the bedroom also has a range of fitted furniture and seating, a spiral staircase leads to a luxurious five piece en suite bathroom, with free standing bath, walk in shower and Burghad feature basin on bamboo vanity. Three further well proportioned double bedrooms boast a range of fitted furniture and a modern four piece family bathroom complete the sleeping quarters.

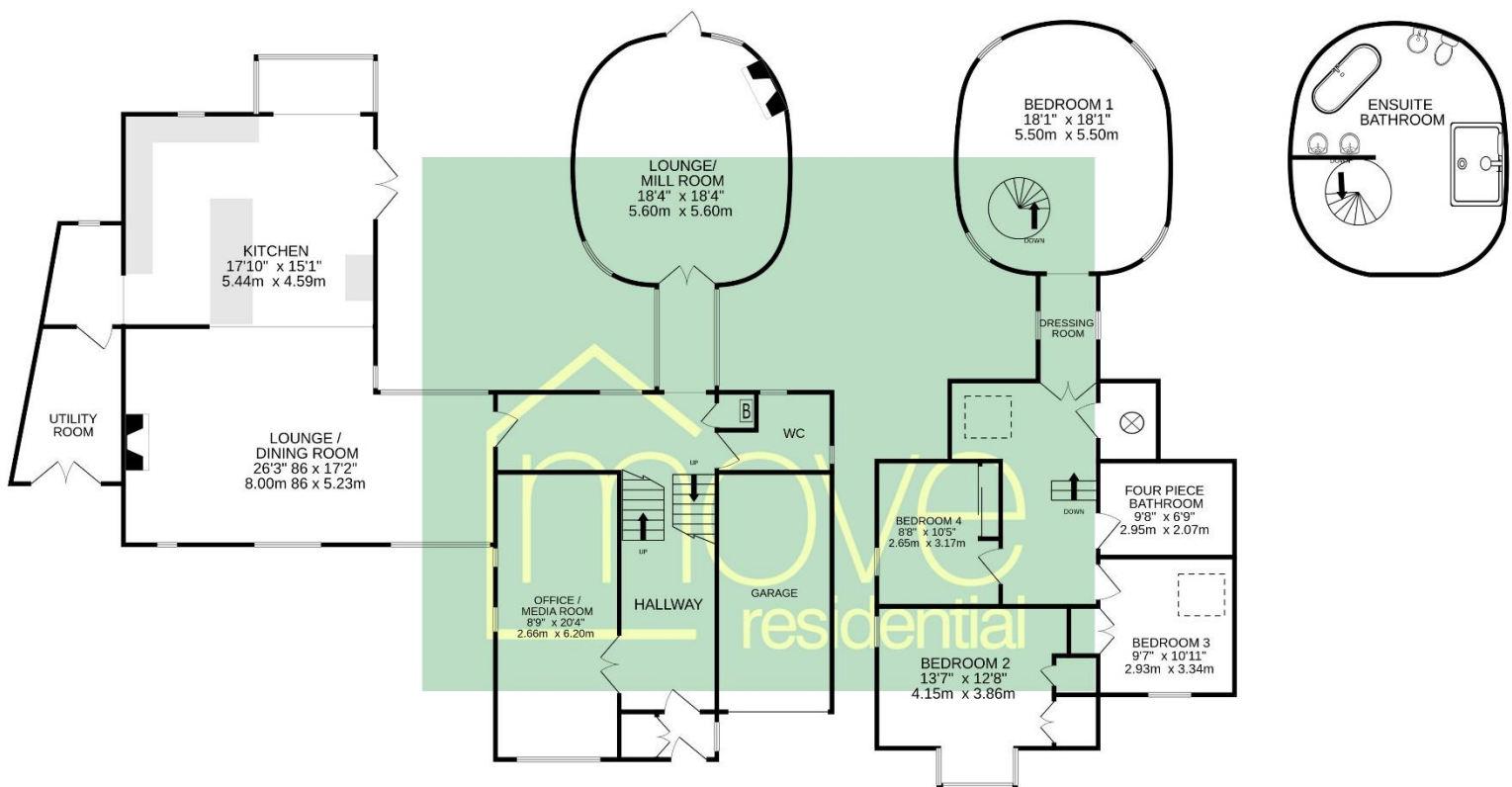
The grounds encapsulate this home perfectly, with superb secluded gardens enjoying a south facing aspect, beautifully landscaped with lawned and patio areas, ornamental pond, mill stone fountain, feature mill stone dining table and a range of mature native and exotic planting. A magical courtyard allows full enjoyment of the appeal of the mill. You also have a garden bar with garden sound, lights, seating and external office/gym with power and light. To the front of the property you have ample off road parking for several cars and also suited for further private seating or play areas surrounded by mature trees, integral garage, extensive cellar and manicured front garden.

An enviable location nestled in the prestigious area of Gayton. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is extremely convenient, a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages with school buses close by. There are superb recreational facilities close by including Heswall Football Club and Squash Club. An established network of roads including the M53 and M56 motorways afford commuting links to major centres of employment in the North West.

GROUND FLOOR
1636 sq.ft. (152.0 sq.m.) approx.

1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.

2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 2716 sq.ft. (252.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.