



Well Lane, Gayton, Wirral CH60 8NH

- Magnificent Four Double Bedroom Detached Dormer Bungalow
- Exceptional Potential To Extend/Develop Subject To Consents
- Hallway, W.C, Lounge, Dining Room, Conservatory, Kitchen and Utility
- Two First Floor Bedrooms, En Suite and Large Loft Room with Storage
- Prestigious Gayton Location On a Generous Private Plot
- Spanning Over 3,300 Square Feet of Versatile Living Accommodation
- Two Ground Floor Double Bedrooms Both with En Suite Facilities
- Superb Wrap Around Gardens, Ample Parking and Double Garage



Guide Price £1,000,000 - £1,100,000





















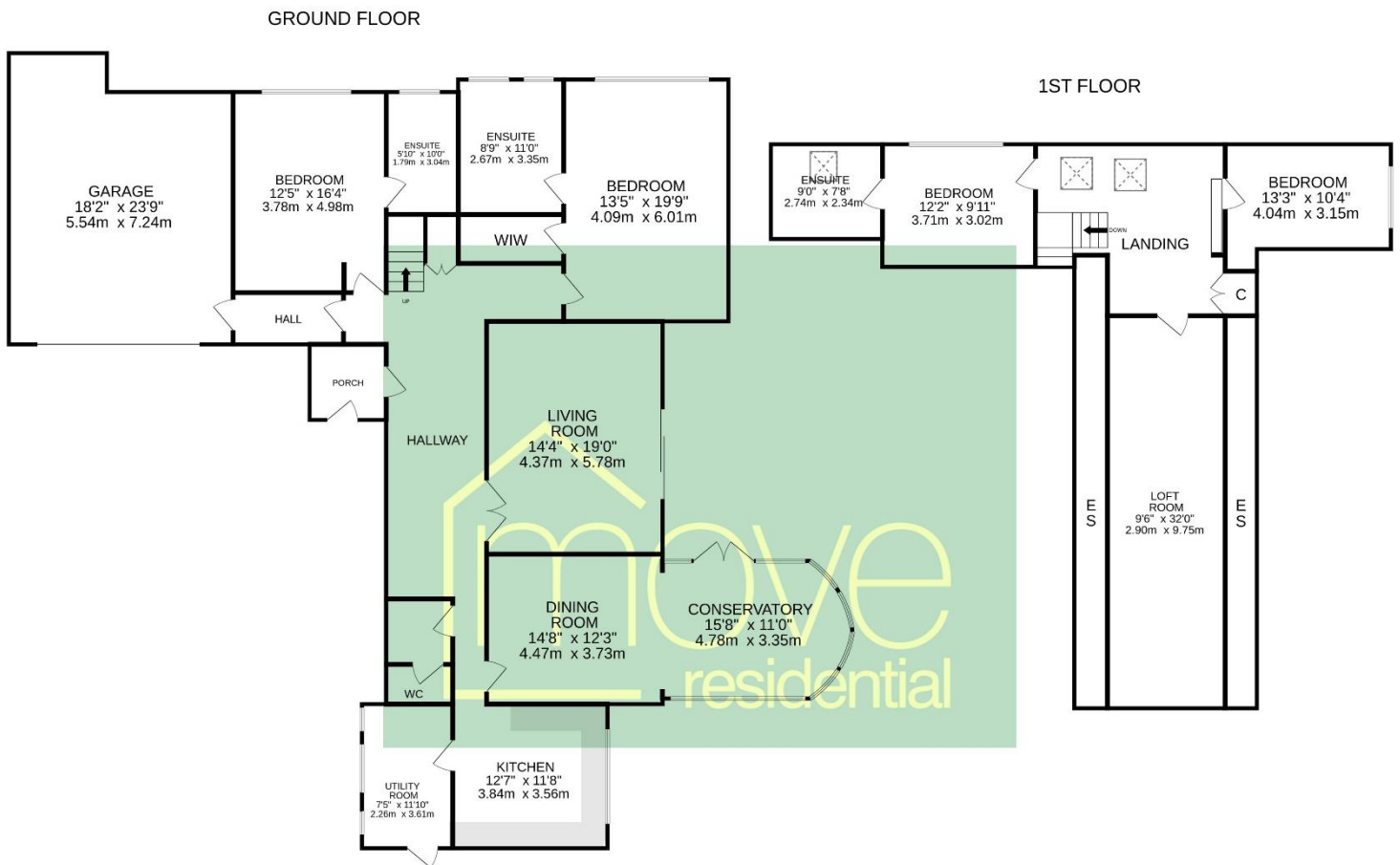








Floor Plan



TOTAL FLOOR AREA : 3340 sq.ft. (310.3 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.

Made with Metropix ©2025



Description

This magnificent four double bedroom detached dormer bungalow occupies a substantial plot in the highly sought-after area of Gayton. A home of true distinction, it offers both outstanding potential for development (subject to the relevant consents) and immediate appeal as a move in ready residence. Spanning over 3,300 square feet of beautifully arranged accommodation, this is a property that effortlessly balances elegance, comfort, and versatility.

The ground floor welcomes you with an inviting entrance hall leading to a host of impressive living spaces and W.C. These include a generous lounge, formal dining room opening into a conservatory with stunning garden views, and a well fitted kitchen with a utility room off. The ground floor also offers two double bedrooms both with en suite facilities. To the first floor, the sense of space continues with two additional double bedrooms, one with an en-suite bathroom and access to a versatile loft room offering further potential.

Externally, this property truly shines. A sweeping driveway affords ample off road parking and access to a double garage. The grounds themselves are exceptional, featuring extensive lawns, mature trees, established borders, and a charming pond. Multiple patio areas provide idyllic spots for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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.