



Well Lane, Gayton, Wirral CH60 8NE

- Imposing and Substantial Five Double Bedroom Detached Residence
- Nestled on an Extensive Plot Spanning Approximately 1.4 Acres
- Hallway, Lounge, Conservatory, Snug, Study/Office and Dining Room
- Impressive Master Suite with Dressing Room and Four Piece En Suite
- Magnificent Sweeping Grounds Including a Coarse Fishing Lake
- Added Benefit of a Two Bedroom Annexe with Lounge and Kitchen
- Spacious, Versatile and Well Planned Family Living Accommodation
- Large Well Fitted Breakfast Kitchen, Utility Room and Downstairs W.C
- Four Further Sizeable Bedrooms, En Suite and Four Piece Bathroom
- Parking for Around 15 Vehicles and Double Garage - Viewing Essential



£1,250,000



















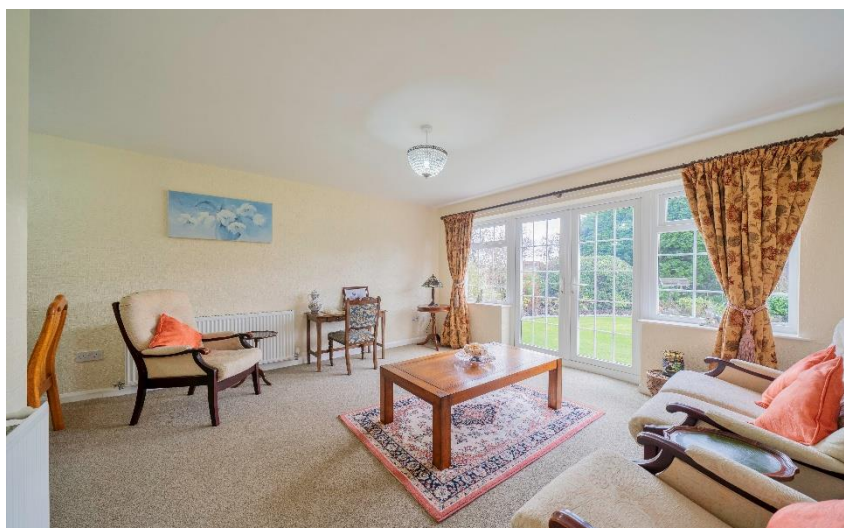








Annexe





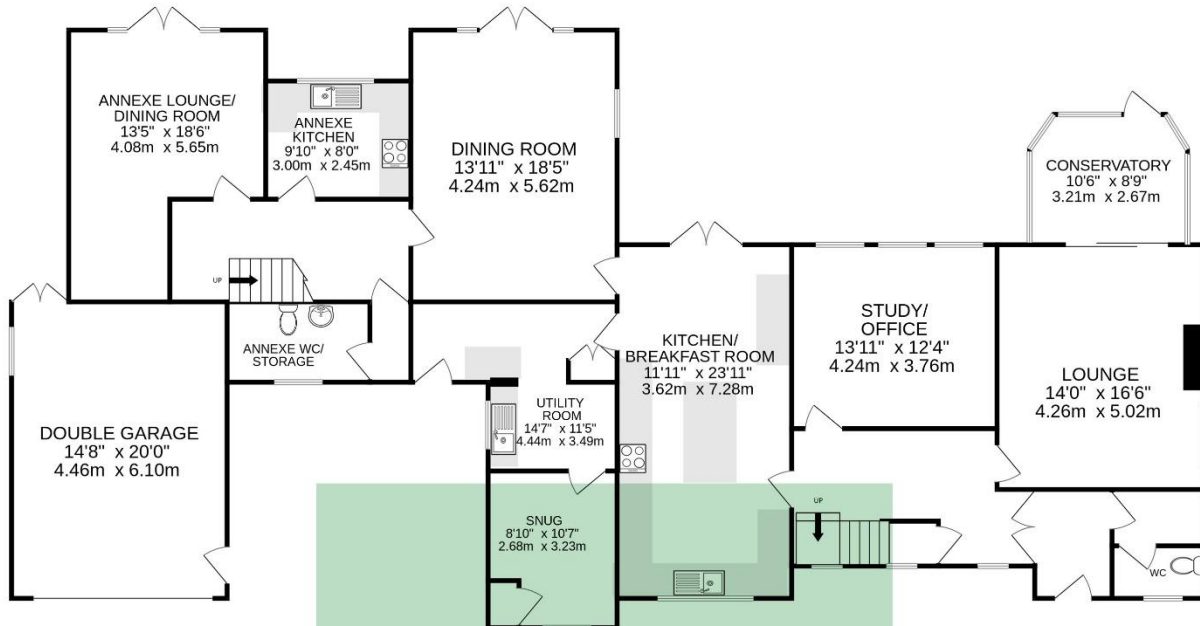








GROUND FLOOR
2293 sq.ft. (213.0 sq.m.) approx.



1ST FLOOR
1777 sq.ft. (165.1 sq.m.) approx.



TOTAL FLOOR AREA : 4070 sq.ft. (378.1 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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Site Map





Description

Magnificent home of immense proportions and an idyllic setting, this superb five bedroom detached family residence boasts a two bedroom annexe and enjoys impressive views over the extensive 1.4 acre grounds which include a Coarse fishing lake. Boasting over 4,000 square foot of incredible family living space, with a versatile layout and well proportioned rooms all flooded with natural light which must be viewed to be appreciated in full.

In brief you have a large welcoming reception hallway, lounge with feature fireplace and conservatory off with stunning views over the grounds, study/office and a separate snug. Impressive fitted breakfast kitchen with a comprehensive range of units with contrasting work tops and central island, from the kitchen you have a large dining room and utility room. To the first floor you have a generous master suite with dressing room and four piece en suite. Four further double bedrooms, en suite shower room and four piece bathroom. The annex comprises a hallway. W.C/storage. L shaped lounge diner and a kitchen. To the first floor you have two bedrooms and a three piece bathroom.

The plot encapsulates this home perfectly, set back from the road with gated access opening to ample off road parking for around 15 vehicles and a double garage. The rear garden is beautifully landscaped with sweeping lawn, patio areas and well established planting beds. The coarse fishing lake which attracts a variety of wildlife.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.