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HEWITT ADAMS
ESTATE & LETTING AGENTS

Lillyfield, Gayton, CH60 8NT

£1,250,000

5 Bedroom | 3 Reception | 3 Bathroom | D

*** No Onward Chain - Incredible Views - Large South Westerly Facing Garden - Circa 3200 Square Foot - Must View ***

Hewitt Adams is delighted to offer for sale this incredibly rare opportunity to purchase a substantial detached dormer bungalow situated on the highly sought-after Lillyfield in Gayton.

Occupying a generous plot, the property benefits from extensive off-road parking and stunning wraparound mature gardens that provide both privacy and beautiful surroundings. Homes on side of the road seldom come to market, which backs onto open fields and enjoys breath taking views across to the Welsh Hills.

The property has been exceptionally well maintained and thoughtfully improved. In 2017, a stylish new kitchen was installed, complete with bi-fold doors that perfectly frame the garden and make the most of the spectacular outlook, creating a seamless connection between indoor and outdoor living.

The ground floor briefly comprises a spacious entrance hallway, an impressive open-plan kitchen diner, a utility room with WC and internal access to the double garage, a separate dining room, a lounge, a family bathroom with separate WC, and two well-proportioned bedrooms.

To the first floor, the property boasts an incredible master suite featuring an en-suite bathroom and access to a generous balcony, offering fantastic elevated views over the gardens and towards the

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Estate Agent's Act 1979

*In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that one of the vendors of the property is a Director of Hewitt Adams Ltd.

Ground Floor

Entrance

Composite door to the Hallway.

Hallway

Radiator, two storage cupboards, window to the side elevation, staircase to the first floor accommodation.

Lounge

23'4x20'1 (7.11mx6.12m)

Large window to the rear elevation offering stunning views of the garden and Welsh Hills, radiator, recess with lighting and glass shelves with a cabinet beneath, gas fire and surround.

Dining Room

12'7x12'7 (3.84mx3.84m)

Large window to the rear elevation offering stunning views of the garden and Welsh Hills, radiator.

Kitchen / Family Room

23'7x20'1(max) (7.19mx6.12m(max))

An incredible open-plan living space featuring various lighting options and large bi-fold doors that provide direct access to the patio while offering stunning views of the Welsh hills. The room is also flooded with natural light from three windows to the front elevation and benefits from two column radiators and luxury vinyl flooring.

The kitchen consists of wall and base units with quartz worktops incorporating a breakfast bar. Integrated appliances include an electric oven, microwave, hob, extractor fan, dishwasher, and fridge (fitted in February 2026).

Utility Room

Wall and base units with worktops, space for white goods, composite door to the front and rear elevation, access to the Garage,

WC

WC, wash basin with taps, radiator, window to the front elevation.

Bedroom 4

14'0x12'6 (4.27mx3.81m)

Large window to the rear elevation offering stunning views of the garden and Welsh Hills, radiator, fitted wardrobes.

Bedroom 5

13'11x12'5 (4.24mx3.78m)

Window to the front elevation offering lovely garden views, radiator, storage cupboard.

Bathroom

Bath, electric shower, radiator, window to the front elevation.

Separate WC

WC, radiator, window to the front elevation.

First Floor

Landing

Valux sky light, cupboard.

Inner Hallway

Airing cupboard housing the water tank, with lots of additional storage space,

Bedroom 1

16'11x12'8 (5.16mx3.86m)

An incredible master Bedroom with windows and sliding doors allowing direct access to the balcony which offers incredible views of the garden, fields and Welsh Hills.

Furthermore the room benefits from a radiator, fitted wardrobes, spacious cupboard and an En-Suite.

En-Suite

A modern En-Suite consisting of; Walk in shower, large wash basin vanity unit with mirror, WC, column radiator, Velux sky light, tiled floor and partially tiled walls.

Bedroom 2

11'11x10'2 (3.63mx3.10m)

Window to the front elevation, radiator, built in wardrobes.

Bedroom 3

15'5x12'2 (4.70mx3.71m)

Window to the rear elevation, radiator, built in wardrobes and units.

Shower Room

WC, wash basin vanity unit with mixer tap, shower cubicle, radiator, Velux window.

Study

12'2x8'7 (3.71mx2.62m)

Velux window, radiator, access to the loft storage space.

Double Garage

20'0x16'0 (6.10mx4.88m)

Electric operated roller door, windows to the side and rear elevation.

Externally

To the front, the property enjoys a wonderful sense of privacy, screened by an established hedgerow and framed by two attractive sandstone pillars that create an impressive entrance. These pillars open onto a generous pebbled driveway, complemented by beautifully landscaped gardens that provide a warm and welcoming approach to the home.

The rear of the property is simply stunning, boasting beautifully maintained mature gardens that have been lovingly cared for and presented in immaculate order. The garden enjoys a private, sunny south-westerly aspect, making it the perfect space to relax or entertain while taking in the breathtaking, far-reaching views across to the Welsh hills.

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