



## Gayton Farm Road, Wirral, Merseyside CH60 8NN

**£895,000**

4 Bedroom 2 Reception 3 Bathroom

\*\*\*\* Luxury Barn Conversion In Gayton - Four / Five Bedroom Barn Conversion - High Specification Throughout - Not To Be Missed - High Specification Finish & Luxury Upgrades Made By The Current Owner\*\*\*

Hewitt Adams is delighted to offer For Sale this stunning 4 / 5 bedroom barn conversion split over three floors located on Little Gayton Farm, a unique development of just three luxury barn conversions that is a stones throw away from Heswall Golf club and within easy walking distance to Gayton Primary School. Also on the doorstep of the Wirral Way - which will be important to walkers, cyclists or nature enthusiasts.

Brimming with character features coupled with luxury finishes - The property has been greatly improved by the current owners and has been finished to an exceptional standard inside and out. The ground accommodation consists of: Spacious Hallway, WC, Study and huge open plan Kitchen/Dining/Family Room which offers an impressive bespoke solid oak kitchen and a log burning stove! The first floor offers a family Bathroom and Four Bedrooms- two of which boast impressive En-Suites. The second floor has a superb Sitting Room/Bedroom Five with far reaching views over to Wales from the Velux windows.

Externally there is a Courtyard to the front of the property with ample Parking spaces and the rear has a beautifully landscaped Westerly facing Garden. With a double length Garage.

Please call Hewitt Adams on 0151 342 8200 for further information and to book a viewing of this wonderful new addition to the market.

## Front Entrance

Intro:

## Hall

Engineered oak flooring, two column radiators, inset spot lights.

## W.C

6'11" x 5'10" (2.11m x 1.80m)

WC, wash basin vanity unit with marble top, taps, tiled flooring, inset spot lights, radiator.

## Utility

11'6" x 6'3" (3.53m x 1.91m)

Hardwood double glazed window to the front elevation, tiled flooring, radiator, inset spot lights, fitted units, space and plumbing where needed for various free standing white goods.

## Kitchen Dining Room / Family Room

39'7" x 11'8" (12.07m x 3.58m)

A superb open plan contemporary living space! The kitchen consists of: Solid oak wall and base units, granite worktops and up stands, Belfast sink, granite cut drainer, tap, integrated dishwasher, space for a free standing American fridge/freezer and Range style cooker. The room also benefits from four hardwood double glazed windows and a hardwood with double glazed panel door to the rear elevation, two column radiators, engineered oak flooring, inset spot lights, multi fuel log burner with exposed brick hearth and chamber.

## Study / Snug

13'10" x 12'0" (4.24m x 3.66m)

Hardwood double glazed window to the front elevation, column radiator, inset spot lights.

## First Floor Landing

Column radiator, airing cupboard housing the hot water tank.

## Bedroom 1

17'8" x 12'2" (5.41m x 3.73m)

Circular hardwood double glazed window to the rear elevation, radiator, inset spot lights, vaulted ceiling, exposed beams, exposed brick feature walls.

## En-Suite

Shower cubicle with thermostatic shower, wall hung WC, wall hung wash basin vanity unit with mixer tap, marble effect wall and floor tiles, heated towel rail, inset spot lights, extractor fan.

## Bedroom 2

16'9" x 12'7" (5.11m x 3.84m)

Circular hardwood double glazed window to the front elevation, column radiator, inset spot lights, vaulted ceiling, exposed beams.

## En-Suite

Shower cubicle with thermostatic shower, wall hung WC, wall hung wash basin vanity unit with mixer tap, marble effect wall and floor tiles, heated towel rail, inset spot lights, extractor fan.

## Bedroom 3

13'8" x 12'9" (4.17m x 3.89m)

Circular hardwood double glazed window to the rear elevation, radiator, inset spot lights, exposed beams, exposed brick feature wall.

## Bedroom 4

12'7" x 7'10" (3.86m x 2.39m)

Velux window to the front elevation, radiator, inset spot lights, vaulted ceiling, exposed beams, exposed brick feature walls, fitted bedroom furniture and wardrobes.

## Bathroom

Bath with taps, WC, wash basin with taps, radiator, tiled flooring, partially tiled walls, inset spot lights, extractor fan, exposed beams.

## Bedroom 5 / Sitting Room

25'7" x 17'10" (7.82m x 5.46m)

Two Velux hardwood double glazed windows to the rear elevation, two radiators, exposed brick walls, large storage cupboard (14'6 x 7'7) that could potentially be utilised as an En-Suite or walk in wardrobe.

## Externally - Front Aspect

Located down a quite lane with a courtyard that is shared by only three properties within this luxury development, ample parking spaces.

## Externally - Rear Aspect

A beautiful and private garden that benefits from the sun all day. Comprising of: Laid to lawn sections, paved areas, planted shrubbery, feature Buxus low level hedges. There is an access point that allows direct access onto the corner of Well Lane & Gayton Rd.

## Double Length Garage

With power and lighting.

