

Your local property experts

Adams
residential sales



**Grade II Listed Property
Development
Opportunity**

**Full Planning
Permission
Approx Two Acres**

**Immense Potential
Pex Hill**

Wayside Pex Hill
Widnes, WA8 5QN

**Offers Over
£700,000**

The sale of 'Wayside' provides a unique opportunity to acquire a property with immense potential in a wonderful location standing in private grounds of approx 2 acres. The existing property is Grade II listed as a property of special architectural or historic interest. It is believed to have been constructed in the 17th century with 18th century extension and later alterations. The property is mainly constructed of local dressed local red sandstone with some later mellow brickwork, a slate roof and brick chimneys. Listed building consent for the refurbishment of the existing dwelling and the addition of a two storey extension connected by a glazed link together with associated boundary treatments and landscaping

Ground Floor

Courtyard access to:-

Hall 14' 6" x 11' 6" (4.42m x 3.50m)

Cloaks/W.C.

W.C. and wash basin.

Dining Room 22' 9" x 14' 6" (6.93m x 4.42m)

Snug/Lounge 22' 9" x 11' 6" (6.93m x 3.50m)

Study 7' 3" x 5' 9" (2.21m x 1.75m)

Utility Room 14' 8" x 8' 9" (4.47m x 2.66m)

Glazed Walk Through Hall

Living Room/Kitchen 29' 6" x 19' 6" (8.98m x 5.94m)

First Floor

Master Bedroom 19' 6" x 17' 0" (5.94m x 5.18m)

En-Suite 17' 0" x 9' 10" (5.18m x 2.99m)

Walk-in-Wardrobe 13' 6" x 9' 0" (4.11m x 2.74m)

Note

Further bedroom accommodation accessed by a separate staircase from the entrance hall.

Bedroom 2 12' 0" x 11' 5" (3.65m x 3.48m)

Ensuite and Wardrobe 12' 0" x 9' 8" (3.65m x 2.94m)

Bedroom 3 12' 0" x 9' 8" (3.65m x 2.94m)

Ensuite and Wardrobe

Bedroom 4 14' 6" x 11' 5" (4.42m x 3.48m)

Ensuite

Total Accomodation

316m² (3400 sq ft)



www.michaeladams.co.uk

www.michaeladams.tv

54 High Street, Runcorn, WA7 1AW
T: 01928 574401 F: 01928 565235
E: runcorn@michaeladams.co.uk

53-55 Albert Road, Widnes, WA8 6JS
T: 0151 420 4055 F: 0151 420 5480
E: widnes@michaeladams.co.uk

Adams is a trading name of Michael C Adams Ltd

Registered office 53 Albert Road, Widnes, WA8 6JS

VAT Registration No. 582 2476 27

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