

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

316m<sup>2</sup> (3400 sq ft)



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VAT Registration No. 582 2476 27

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