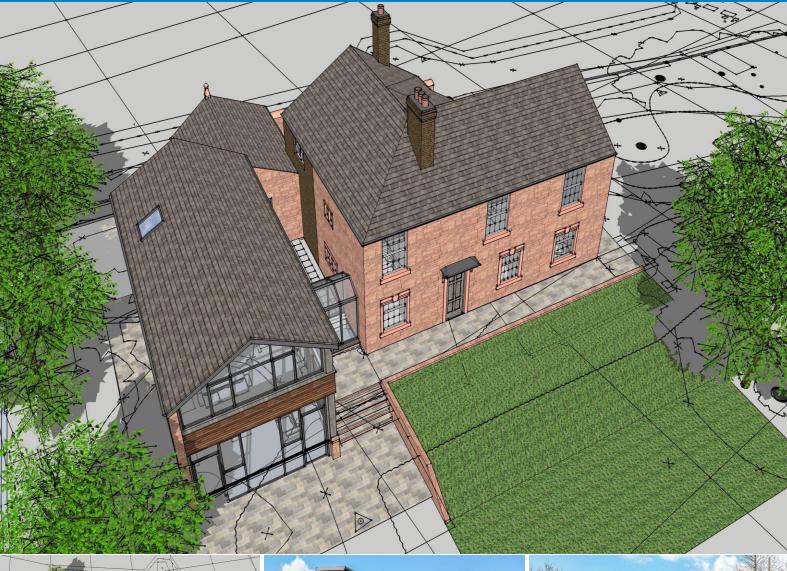
## Your local property experts







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)























































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