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HEWITT ADAMS
ESTATE & LETTING AGENTS



Rectory Lane, Heswall, CH60 4RY

£3,000 PCM

4 Bedroom | 2 Reception | 1 Bathroom | C

Hewitt Adams is delighted to offer to the rental market this rare opportunity to rent a substantial four-bedroom detached family home, situated on one of Heswall's most prestigious and highly sought-after roads.

The property is presented in immaculate condition throughout and will be available for occupation from January 2027.

There is flexibility for the property to be offered unfurnished, part-furnished or fully furnished, with the exact terms to be negotiated and agreed.

In brief, the accommodation comprises an entrance vestibule, impressive dining hall, spacious living room and a generous kitchen diner with adjoining utility room.

The recently converted garage provides an additional and versatile living space, ideal as a family room, home office or snug, although this is currently labelled as a garage on the floor plan.

To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys beautifully landscaped gardens to both the front and rear, together with ample off-road parking.

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Front Entrance
Into;

Porch
Tiled floor, door into;

Dining Hall
14'2" x 12'6" (4.33 x 3.83)
A fabulously inviting and versatile space with parquet flooring, radiator, power points

Living Room
19'1" x 10'10" (5.84 x 3.31)
Parquet flooring, radiator, power points, TV point

Kitchen Diner
15'7" x 13'6" (4.77 x 4.14)
Stylish modern shaker style kitchen with fitted wall and base units, central island with quartz worktops, inset sink, integrated appliances, double glazed window, door to;

Utility
5'6" x 4'11" (1.68 x 1.51)
Space and plumbing for washing machine. double glazed window, inset sink

Sitting Room
This stunning sitting room is the latest addition to the property, having been thoughtfully converted from the former garage to create a fantastic additional living space. Beautifully presented throughout, the room benefits from windows to both the front and side elevations, allowing plenty of natural light, along with stylish LVT flooring and a radiator.

UPSTAIRS

Bedroom One
20'4" x 10'4" (6.22 x 3.17)
Double glazed windows with estuary views, radiator, power points, wardrobes

Bedroom Two
12'1" x 11'5" (3.70 x 3.48)
Double glazed windows with estuary views, radiator, power points, wardrobes

Bedroom Three
11'5" x 10'0" (3.48 x 3.07)
Double glazed windows with estuary views, radiator, power points,

Bedroom Four
14'0" x 10'2" (4.29 x 3.10)
Double glazed windows with estuary views, radiator, power points

Family Bathroom
Modern stylish bathroom with tiled bath with shower above, low level w.c, wash hand basin vanity. heated towel rail, double glazed window

EXTERNALLY
A substantial driveway provides ample off-road parking, while the rear offers a private patio area ideal for al fresco dining. To the front and side, the home is framed by an expansive and beautifully maintained lawned garden — perfect for families, keen gardeners, or anyone who loves outdoor space.

Council Tax Band
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