

# Clive Watkin

PARTNERSHIP



78 WARREN ROAD  
BLUNDELLSANDS, LIVERPOOL  
L23 6UG

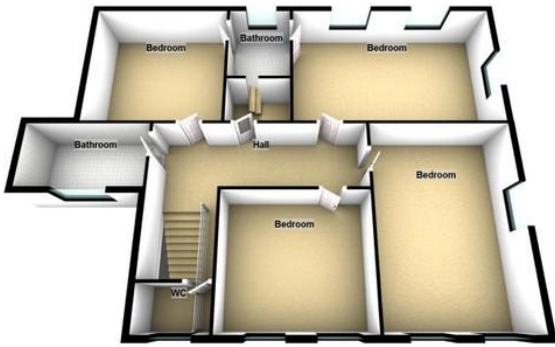
 [clivewatkin.com](http://clivewatkin.com)

76/78 Coronation Road, Crosby, Liverpool, L23 5PH

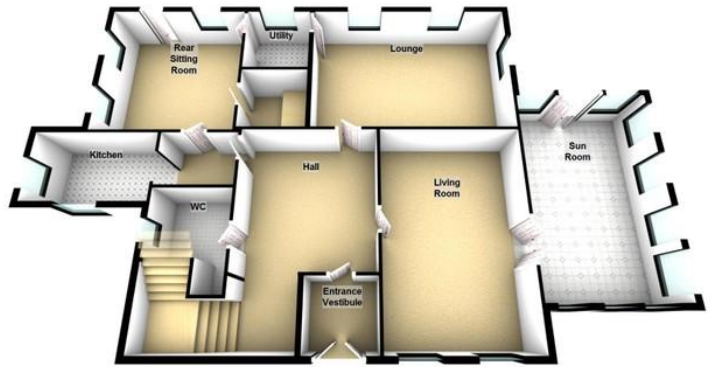
E-mail: [crosby@clivewatkin.com](mailto:crosby@clivewatkin.com)

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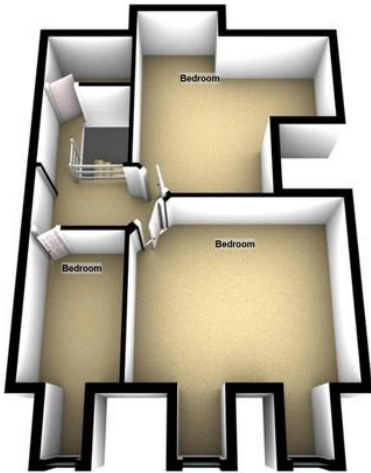
First Floor



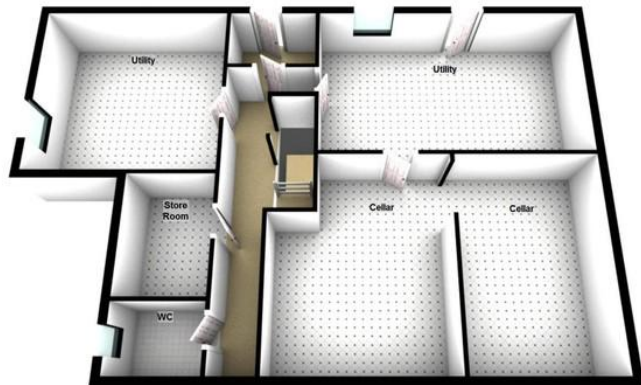
Ground Floor



Attic



Basement



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.







## Warren Road, Blundellsands

Clive Watkin are privileged to offer the opportunity to acquire this exceptionally stunning four storey six bedroom detached family home which boasts character and charm. Situated in one of the most prestigious positions in Blundellsands we strongly advise early inspection.

**£900,000**

- **Porch • Impressive Hall • Lounge • Orangery • Dining Room • Morning Room • Kitchen • Six Bedrooms on two Floors • Three Bathrooms • Extensive Gardens • Double Garage**

Redcot is a truly exceptional property. Offering well planned spacious family accommodation that includes six bedrooms over two floors and fabulous reception rooms. There is an extensive basement and a good size mature garden, the house really is a fabulous family home. The imposing and impressive architectural features owe a great deal to the renowned Liverpool architect Frank Atkinson, and echoes of his design of both Selfridges in London and the Adelphi in Liverpool can be seen in Redcot.

Redcot is situated in possibly the most prestigious position in the borough, overlooking Blundellsands 'Key Park' to the front, yet convenient for local amenities, including the foreshore, West Lancashire Golf Club, Blundellsands Lawn Tennis Club and Hall Road railway station.

Blundellsands is situated towards the North end of L23. The Blundellsands district is both sought after and popular. The facilities in the area include: West Lancashire Golf Club, Blundellsands and Champion Lawn Tennis Clubs, Waterloo Rugby Club and Blundellsands and Crosby and Hall Road railway stations, the foreshore featuring Antony Gormleys Another Place. One of the main draws to the area remain the excellent schools to be found in L23.

**OPEN PORTICO PORCH** Double doors to:



**VESTIBULE** Marble tiled floor, 1/2 glazed panelled door to:

**IMPRESSIVE RECEPTION HALL** 13' 10" x 13' 9" (4.22m x 4.19m) Attractive plaster mouldings & feature ceiling rose, marble fireplace surround, radiator

**CLOAKS/WC** Pedestal washbasin, low suite WC, panelled window, store cupboard under stairs

**FRONT LOUNGE** 21' 0" x 14' 0" (6.4m x 4.27m) Panelled sash windows, 2 radiator, ornate ceiling coving, feature Mahogany fireplace surround, marble interior, living flame gas fire, glazed panelled double doors to:

**ORANGERY** 20' 7" x 13' 3" (6.27m x 4.04m) Panelled windows to 3 sides, parquet flooring, 1/2 glazed panelled double doors to garden, 2 radiators

**FABULOUS DINING ROOM** 22' 6" x 13' 10" (6.86m x 4.22m) Imposing Mahogany fireplace surround with carved pelmet and decorations, panelled windows to side and rear, moulded walls, radiator, 'Secret' door to Butler Pantry

**MORNING ROOM** 13' 10" x 13' 6" (4.22m x 4.11m) Panelled windows to side and rear, radiator, access to 'Butler's Pantry', fitted store and display cabinet

**INNER HALL** 0m x 0m) Store cupboards

**KITCHEN** 12' 6" x 5' 11" (3.81m x 1.8m) Fitted units work tops, inset 1 1/2 bowl stainless steel sink unit, mixer taps, gas hob, extractor hood over, part tiled walls, radiator, panelled windows to front and side, glazed panelled door to outside

**BASEMENT**

**HALLWAY**

**LAUNDRY ROOM** 13' 10" x 13' 8" (4.22m x 4.17m) Plumbed for washing machine









**BOILER ROOM/WORKSHOP** 22' 5" x 14' 3" (6.83m x 4.34m) Gas fired central heating boiler, door to rear garden, access to:

**STORE/CELLAR** 21' 0" x 13' 10" (6.4m x 4.22m)

**COLD STORE @ WINE CELLAR** Further store room

**SEPARATE LOW SUITE WC** With wash basin

**FIRST FLOOR** Approached via 'Grecian' pillars to easy rising staircase

**GALLERIED LANDING** Secondary glazed panelled windows, radiator

**BATHROOM** Panelled bath, mixer shower, pedestal wash basin, low suite WC, Vitolite panelled walls, radiator, panelled windows

**SEPARATE LOW SUITE WC** Panelled windows

**REAR BEDROOM 1** 21' 1" x 14' 1" (6.43m x 4.29m) Panelled windows to side and rear, gas fire

**'JACK & JILL' EN-SUITE BATHROOM** Panelled bath, mixer show, pedestal wash basin, radiator, panelled window, access to:

**SIDE BEDROOM 2** 14' 0" x 13' 6" (4.27m x 4.11m) Panelled windows, gas fire

**FRONT BEDROOM 3** 20' 0" x 13' 10" (6.1m x 4.22m) Panelled windows to side and rear and front, attractive fireplace surround, gas fire, fitted wardrobes/cupboards

**FRONT BEDROOM 4** 13' 11" x 13' 11" (4.24m x 4.24m) Panelled windows to front, gas fire

**SECOND FLOOR**

**LANDING** Eaves tank room

**BATHROOM** Panelled bath, wash basin, panelled windows









**Please Note:**

All measurements shown on the sales particulars are approximate only.

We are advised that the tenure of the property is but it is recommended that interested parties check this through their own solicitors.

**Fixtures & Fittings:** all fixtures and fittings mentioned in these particulars are included in the sale, all others are excluded.

**Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property



**RICS**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

The property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.

**Offices at Bebington, Bromborough, Heswall, Neston, Prenton, West Kirby, Willaston, Allerton & Crosby**

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