



## 1 Osbert Road, Liverpool, L23 6UP

£1,600,000

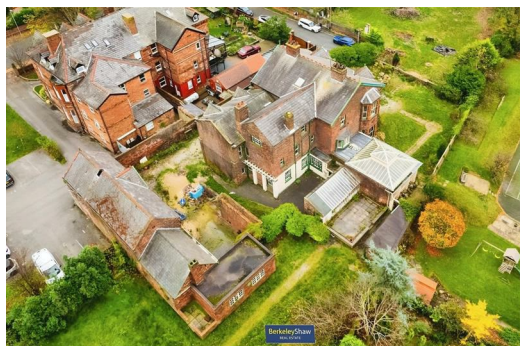
Welcome to this truly unique opportunity to own a historic piece of Blundellsands. Nestled within expansive and private grounds, this impressive eight bedroom period home presents an exciting opportunity for its next owners to make it their own.

Set in the heart of Blundellsands, the property enjoys a peaceful, private location while still being just a short distance from a wide range of shops, bars, restaurants, and excellent transport links. There are also a number of outstanding schools nearby, making it an ideal setting for families.

The site comprises a spacious detached house with grade II listed conservatory, a coach house, former stables and impressive gardens. The coach house has approved planning permission for conversion into a two bedroom, two bathroom detached residence. Structural works have been undertaken to the coach house with it representing a flexible opportunity, whether you are needing a gym complex, annexe for visiting guests or keeping family close by.

The grade II listed conservatory was designed by Herbert Rowse, who designed the Philharmonic Hall, the India Buildings and the entrances to the ventilation towers of the Mersey Tunnel.

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## Vestibule

## Lounge

Ornate coving, feature fireplace, two bays with single glazed windows & pillars.

## Living room

18'9" x 22'1" (5.73 x 6.75)

## Sun room

7'10" x 18'1" (2.4 x 5.52)

Tiled floor & access to orangery/conservatory.

## Orangery/conservatory

17'7" x 17'11" (5.36 x 5.47)

Grade II listed with tiled floor.

## Dining room

16'8" x 27'11" (5.09 x 8.51)

Feature fireplace, parquet floor, radiators, single glazed windows wood panelling & access to library.

## Library

Parquet floor, single glazed windows, radiators & open fire.

## Kitchen

15'2" x 17'10" (4.64 x 5.44)

Single glazed window, Belfast sink, tiled floor, solid fuel burning stove.

## Utility room

13'8" x 6'9" (4.17 x 2.08)

Sink unit, single glazed window, storage & part tiled walls.

## Morning room

14'6" x 9'8" (4.43 x 2.96)

Single glazed window, feature fireplace & single glazed window.

## WC

Single glazed window & WC

## Rear staircase

## Landing

## Bedroom 1

18'8" x 17'10" (5.69 x 5.45)

Single glazed window, feature fire & coving.

## En-suite/wash room

6'6" x 10'1" (1.99 x 3.08)

## Bedroom 2

14'3" x 16'4" (4.35 x 5)

Single glazed window, feature fire & radiator.

## Bedroom 3

18'1" x 19'7" (5.52 x 5.97)

Parquet floor, single glazed windows, & open fire.

## Bedroom 4

17'6" x 15'1" (5.35 x 4.62)

single glazed window & feature fireplace.

## Bedroom 5

## Bathroom

12'9" x 8'5" (3.9 x 2.59)

Parquet floor, marble basin, cast iron bath & single glazed window.

## Shower room

11'1" x 9'3" (3.38 x 2.82)

Single glazed window, basin, WC & walk in shower unit.

## WC

## Linen room

Single glazed window, basin & storage.

## Upper landing

## Bedroom 6

15'4" x 13'7" (4.69 x 4.15)

## Bedroom 7

13'6" x 15'1" (4.12 x 4.61)

## Bedroom 8

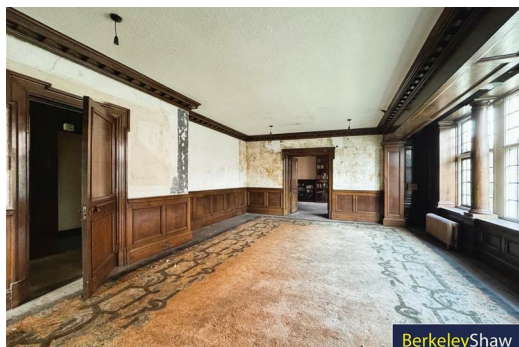
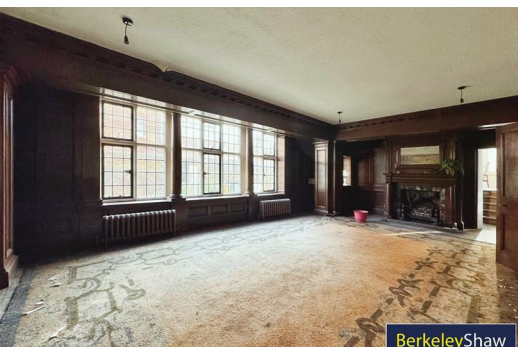
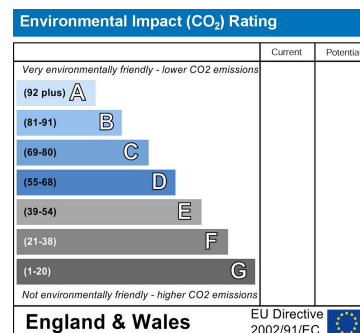
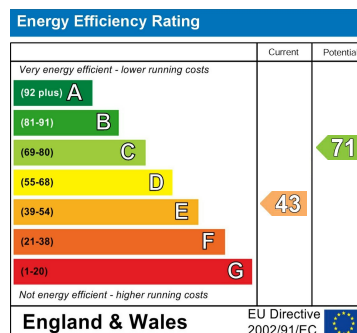
14'6" x 10'3" (4.42 x 3.14)

## Bathroom

WC, basin, single glazed window & cast iron bath.

## Externally

Extensive gardens, greenhouse, out buildings & coach house with planning permission for conversion into a 2 bed dwelling.



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