



**The Braemar Southport,  
4 Bath Street, PR9 0DA £440,000  
'Subject to Contract'**

One of the most impressive, modernised and very much improved Guest Houses, located in the heart of the Southport Town Centre.

The Braemar comprises a guest lounge, dining room and kitchen, including a number of useful cellar rooms, 8 stunning bedrooms over three floors, all complete with en-suite shower rooms and generous owners' accommodation to rear with private courtyard style garden! The property has been modernised and very much improved over the years to the current owners very high and exacting specifications, earning them a number of awards including B&B & Guesthouse of the Year 2023 in the Liverpool City Region Tourism Awards. They are also finalists once again this year! The property would suit a multitude of uses including someone looking to take over a successful Guest House on a commercial basis or simply turn the property back to a family dwelling. Finally, the Guest House benefits three phase electrics allowing 2 x 22kwh EV Charging Stations to front and designated parking for up to 7 vehicles. The Southport Town Centre offers vibrant mix of specialty shops, restaurants and bars, with historic Lord Street just a short stroll away! Nearby by Train Links provide access to Manchester & Liverpool.

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*Southport's Estate Agent*



### Entrance Vestibule

Double outer doors and inner door leading to....

### Communal Entrance Hall

Glazed inner door to communal hall with dado rail and stairs to first floor.

**Guest Lounge** - 5.56m x 4.75m (18'3" into bay x 15'7" into recess)

Upvc double glazed bay window, fireplace with electric fire, tiled interior and hearth with wooden surround. Shelving to recess, picture rail and coving. (Guest lounge to include all furnishings.)

**Room 1** - 3.66m x 3.99m (12'0" x 13'1" to chimney breast)

Upvc double glazed window, picture rail and door leads to...

**Ensuite** - 0.76m x 2.59m (2'6" x 8'6")

Three-piece white suite comprising low level WC, pedestal wash hand basin and step in shower enclosure with glazed shower door, electric shower unit, tiled walls and flooring, recessed spotlighting and extractor.

**Dining Room** - 4.78m x 4.85m (15'8" to chimney breast x 15'11" into bay)

Upvc double glazed bay window to side, Kardean flooring laid and fitted tall cupboard with drawers also housing water cylinder. Mid way wall panelling, wall light points and separate door with steps down to cellar. Inner door leads to...

**Kitchen** - 4.34m x 3.99m (14'3" x 13'1" overall measurements)

A shaker style range of base units including cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces with twin bowl sink unit, mixer tap and drainer. Island unit incorporating breakfast bar. Tiled walls and flooring. 'Worcester' central heating boiler system wall mounted serving the full property. Range oven included, plumbing for dishwasher and washing machine, further space for tumble dryer and space for free standing fridge freezer.

### Inner Hall

Upvc double glazed door leads to rear and side courtyard. Hanging space to one wall and further door leads to...

### Ground Floor Owners Accommodation

We understand ground floors owners' accommodation to be separately rated Sefton MBC band A.

**Owners Accommodation/ Office** - 2.13m x 3.07m (7'0" x 10'1")

Upvc double glazed double doors leads to enclosed courtyard, open plan access leading to....

**Living Room** - 4.11m x 5.51m (13'6" x 18'1")

Upvc double glazed window to courtyard, wall mounted electric fire and recessed spotlighting. Door leads to...

### Inner Hall

Access leading to bedroom and bathroom.

**Bathroom** - 3.18m x 1.65m (10'5" x 5'5")

Three-piece modern white suite comprises of low-level WC, vanity wash hand basin and large panelled bath with mixer tap and shower attachment. Tiled wall and flooring and base unit houses separate 27kw heater serving the shower over bath and sink hot water.

**Bedroom** - 5.11m x 3.02m (16'9" x 9'11")

Upvc double glazed window, overhead window to adjoining shed.

### Basement/ Cellar

The cellar is used for storage only and contains the main electrical fuse board/ consumer unit the hotel electric is 3 phase.

### First Floor

Stairs to the second floor.

**Room 2** - 2.49m x 3.18m (8'2" x 10'5")

Upvc double glazed window and door leads to..

**Ensuite** - 0.74m x 2.67m (2'5" x 8'9")

Three-piece white suite comprising of low-level WC, wash hand basin and step in shower enclosure with electric shower and part wall tiling.

**Room 3** - 3.66m x 3.99m (12'0" x 13'1" to chimney breast)

Upvc double glazed window and door leads to...

**Ensuite** - 0.76m x 2.59m (2'6" x 8'6")

Low level WC, pedestal wash hand basin and step in shower enclosure with electric shower.

**Room 4** - 2.95m x 3.35m (9'8" x 11'0")

Upvc double glazed window and door leads to...

**Ensuite** - 1.7m x 2.18m (5'7" x 7'2")

Step in shower enclosure with electric shower, low level WC and wash hand basin. Upvc double glazed window and part wall tiling.

**Room 5** - 4.11m x 3.71m (13'6" excluding entry door recess into bay x 12'2")

Upvc double glazed bay window overlooking front, picture rail and coving. Door leads to...

**Ensuite** - 2.97m x 1.37m (9'9" x 4'6")

Vanity wash hand basin incorporating low level WC and step in shower enclosure with electric shower. Part wall tiling and ladder style chrome heated towel rail, recessed spotlighting and extractor.

**Room 6** - 2.92m x 2.08m (9'7" x 6'10")

Upvc double glazed window and door leads to...

**Ensuite** - 2.24m x 1.09m (7'4" x 3'7")

Low level Wc, pedestal wash hand basin and shower enclosure with folded shower screen door, electric shower, part wall tiling and recessed spotlighting.

### Second Floor

**Room 7** - 3.15m x 2.67m (10'4" x 8'9")

Upvc double glazed window and door leads to..

**Ensuite** - 0.76m x 2.46m (2'6" x 8'1")

Low level WC, wash hand basin and step in shower enclosure with electric shower, part wall tiling and extractor.

**Room 8** - 4.04m x 3.96m (13'3" x 13'0" into recess)

Two Upvc double glazed windows, recessed spotlighting and door leads to...

**Ensuite** - 0.74m x 2.41m (2'5" x 7'11")

Low level WC, wash hand basin and step in shower enclosure with electric shower.

### Outside

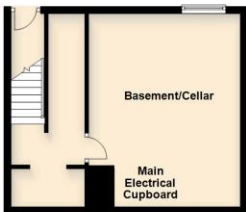
Communal parking available for numerous vehicles (x7 cars) to secure bollard front. The property benefits from 3 phase electric and allowing the communal frontage to accommodate 2x 20kwh EV Charging Stations. Secure side gated access leads to courtyard and further access to private courtyard for owners accommodation including adjoining shed and right of way access to rear over Stanley Street. The rear garden is arranged for ease of maintenance.



Ground Floor



Basement



First Floor



Second Floor



Floor plans are for illustration only and not to scale. Plans produced using PlanIt360.



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