



## **Tudor Court, 31 Selworthy Road, Southport** **Reduced To £2,799,000**



- Mock Tudor Detached House
- Renovated to Exacting Specifications
- Balcony Overlooking Banqueting Hall
- Six Bedrooms, En-Suite's & Dressing Rooms
- Off Road Parking, Three Car Garage
- Most Prestigious Location in Southport
- Features French Oak Carved Doors
- Extending to Over 10,000 Square Ft
- Sweeping in & out Carriage Driveway
- Professionally Landscaped Gardens to Rear

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*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



### Entrance Porch

Entrance Porch fielded and panelled outer door, feature stained glass and leaded side windows, Oak stained glass and leaded inner door and side windows leading to....

### Magnificent Entrance Hall

Hand built Oak staircase with Barley Twist spindles, Oak handrail and feature finials. Galleried landing to the first floor, recessed spotlighting.

### Cloakroom

3'8" x 6'7", 1.12m x 2.01m

### Wc

6'7" x 10'4", 2.01m x 3.15m

White suite including wash hand basin with drawers below. Low-level Wc, feature wall tiling, recessed spot lighting. Deep coving and extractor.

### Lounge

23'10" x 14'9" extending to 18'0" into bay, 7.26m x 4.50m extending to 5.49m into bay  
Upvc double glazed and leaded bay window overlooking the rear garden. Upvc double glazed and leaded double doors to rear garden. Wall light points, living flame coal effect gas fire in an attractive, hand-built, Limestone fire surround and hearth. Deep coving and two ceiling roses.

### Sitting Room

14'9" extending to 18'0" x 14'11", 4.50m extending to 2.44m x 4.55m  
Upvc double glazed and leaded bay window overlooking the rear garden. Living flame coal effect gas fire with timber surround and polished Marble hearth, deep coving and ceiling rose.

### Gymnasium

15'5" to front of fitments x 15'1", 4.70m to front of fitments x 4.60m  
Upvc double glazed and leaded windows to front and side. A range of fitments to one wall with mirrored sliding doors housing 'Vaillant' central heating boiler, open fronted shelving and two glass fronted drinks fridges. Recessed spot lighting and speakers.

### Dining Room

26'3" x 13'6", 8.00m x 4.11m  
Upvc double glazed and leaded windows to front, Upvc double glazed and leaded double doors to patio. Recessed spot lighting, deep coving, and ceiling rose. Living flame log effect gas fire with Basket style grate and attractive surround. Opening to....

### Kitchen

16'6" x 21'5", 5.03m x 6.53m  
In frame light Oak fitments with an extensive range of built-in appliances. 'Smeg' stainless steel sink unit with mixer tap, Granite working surfaces including drainer, base units with cupboards and drawers, wall cupboards, glazed china cupboards,'Smeg' Cooking Station with seven burners, griddle and two wide ovens, cooker hood above. Stainless steel ice maker, double wine cooler, larder fridge and freezer. Island unit with Granite top incorporating four seater breakfast bar, additional 'Smeg' oven, sink unit with mixer tap and open fronted shelving. Travertine stone flooring with under floor heating. Recessed spot lighting, ceiling rose. Stained glass and leaded double doors to the dining hall.

### Magnificent Banqueting Hall

35'6" x 16'3" extending to 19'6" overall measurements, 10.82m x 4.95m extending to 5.94m overall measurements  
Travertine floor with underfloor heating. Feature, arch stained glass windows, double doors to garden. Vaulted ceiling with decorative beams and king beams, including galleried balcony. Superb hand carved Limestone fire surround with open grate and brick interior. Stained glass and leaded double doors leading to....

### Orangery

20'9" x 15', 6.32m x 4.57m  
Travertine floor with underfloor heating. Upvc double glazed windows and double doors to rear garden. Recessed spot lighting, speakers. Lantern roof.

### Inner Hall

Upvc double glazed and leaded window, second Oak staircase to first floor.





### **Additional Kitchen**

24'10" reducing to 22' x 17'6", 7.57m reducing to 6.71m x 5.33m

'Smeg' stainless steel sink unit, Granite working surfaces incorporating drainer, In frame light Oak range of units including base units with cupboards and drawers, wall cupboards, glazed china cupboards, recess for Range cooker with cooker hood above, integrated larder fridge and freezer, plumbing for washing machine. Recessed spot lighting, Upvc double glazed and leaded windows and double glazed doors to patio and rear garden.

### **Garage**

22' x 36' overall measurements, 6.71m x 10.97m overall measurements

Three electric up and over roller shutter doors, tiled floor, recessed spotlighting. Cupboard housing 'Main' central heating boiler and unvented hot water cylinder.

### **Galleried Landing**

Ceiling rose and deep coving. Bay window incorporating various stained glass and leaded windows.

### **Master Bedroom Suite**

18' into bay x 23'10", 5.49m into bay x 7.26m

Upvc double glazed and leaded bay window and Upvc double glazed and leaded double doors opening to a private balcony overlooking rear garden, Royal Birkdale Golf Course and coastline beyond. Deep coving and ornate ceiling rose, living flame gas fire with attractive surround, opening to....

### **Dressing Room**

15'7" into bay x 16'11", 4.75m into bay x 5.16m

Upvc double glazed and leaded bay window.

### **Walk In Closet**

6'3" x 9'7" overall measurements, 1.91m x 2.92m overall measurements

Open fronted shelving with drawers, full-length mirror and recessed spotlighting.

### **En-Suite Bathroom/Wc**

17'5" x 8'9", 5.31m x 2.67m

Two person Jacuzzi bath, twin vanity wash hand basins with waterfall mixer taps, low-level Wc, large walk-in level entry shower enclosure with thermostatic shower panel, handheld and rain head showers with body jets and spa. Tiled walls and flooring, chrome towel rail and recessed spot lighting. Underfloor heating.

### **Bedroom 2**

16'7" into bay x 13'4" to chimney breast, 5.05m into bay x 4.06m to chimney breast

Display recesses, Upvc double glazed and leaded window overlooking the rear garden.

### **Dressing Room**

With a range of wardrobes and drawers. Double doors to....

### **En-Suite Bathroom/Wc**

7'9" x 13', 2.36m x 3.96m

Upvc double glazed and leaded window, white double ended bath with waterfall tap, twin vanity wash hand basins, low-level Wc and level entry shower enclosure with thermostatic rain head shower. Fully tiled walls and flooring, chrome towel rail/radiator. Recessed spot lighting, electric shaver point.

### **Bedroom 3**

16'7" x 15'3" excluding door recess, 5.05m x 4.65m excluding door recess

Upvc double glazed and leaded windows. Built in cupboards and drawers. Stained glass and leaded double doors open to the Galleried Balcony, hand carved by the Woodcarvers Guild and overlooking the Banqueting Hall.

### **En-Suite Shower Room/Wc**

7'10" x 5'9", 2.39m x 1.75m

Upvc double glazed and leaded window. White suite including level entry shower enclosure, thermostatic shower panel with rain head and handheld showers, body jets and steam, wash hand basin and low-level Wc, chrome towel rail/radiator, electric shaver point. Fully tiled walls and flooring with electric underfloor heating.



#### Bedroom 4

17'10" x 13' extending to 15'9", 5.44m x 3.96m extending to 4.80m

Upvc double glazed and leaded windows to front. Deep coving and ceiling rose. Door to....

#### En-Suite Shower Room/Wc

14'6" x 8', 4.42m x 2.44m

Level entry shower enclosure, thermostatic shower panel with rain head and handheld showers, body jets and steam. White vanity sink unit with cupboards below, low-level Wc. Recessed spot lighting, fully tiled walls and flooring, electric under floor heating, chrome heated towel rail/radiator.

#### Inner Hall

Stairs down to ground floor. Door to ....

#### Guest Suite/Bedroom

28'8" x 24'8", 8.74m x 7.52m

Upvc double glazed and leaded windows to side. Recessed spotlighting, twin ceiling roses and fireplace with dog style grate and hearth.

#### Dressing Area

7'3" x 6'4", 2.21m x 1.93m

Open fronted shelving with hanging space and drawers.

#### En-Suite Bathroom/Wc

10'8" x 7'4", 3.25m x 2.24m

Tiled walls and floor, level entry shower enclosure with thermostatic shower panel with handheld and rain head showers, body jets and steam, twin vanity wash hand basins, panelled bath with water fall tap, low-level Wc. Tiled walls, and flooring, chrome towel rail/radiator, Recessed spot lighting and double glazed 'Velux' window.

#### Second Floor Landing

31'4" x 14'5" into areas of reduced head height, 9.55m x 4.39m into areas of reduced head height

Two double glazed 'Velux' windows.

#### Office

25'0" x 11'4" overall measurements into areas of reduced head height, 7.62m x 3.45m overall measurements into areas of reduced head height

Extensive fitted shelving and bookcases. Upvc double glazed window with a delightful view over the 5th hole at Royal Birkdale and Southport Coastline beyond.

#### Bedroom 6

26'3" reducing to 17'10" x 14'6" overall measurements including areas of reduced head height, 8.00m reducing to 5.44m x 4.42m overall measurements including areas of reduced head height

Double glazed 'Velux' window.

#### En-Suite Shower Room/Wc

16'3" x 8'10" including areas of reduced head height, 4.95m x 2.69m including areas of reduced head height

Double glazed 'Velux' window, tiled floor, and part tiled floor. Walk in level entry shower enclosure, shower panel with handheld and rain head showers, body jet and spa. Low-level Wc, wash hand basin with cupboards below, underfloor electric heating, recessed spot lighting and extractor.

#### Dressing Room

16'0" x 7'10", 4.88m x 2.39m

Double glazed 'Velux' window, recessed spot lighting.

#### Outside

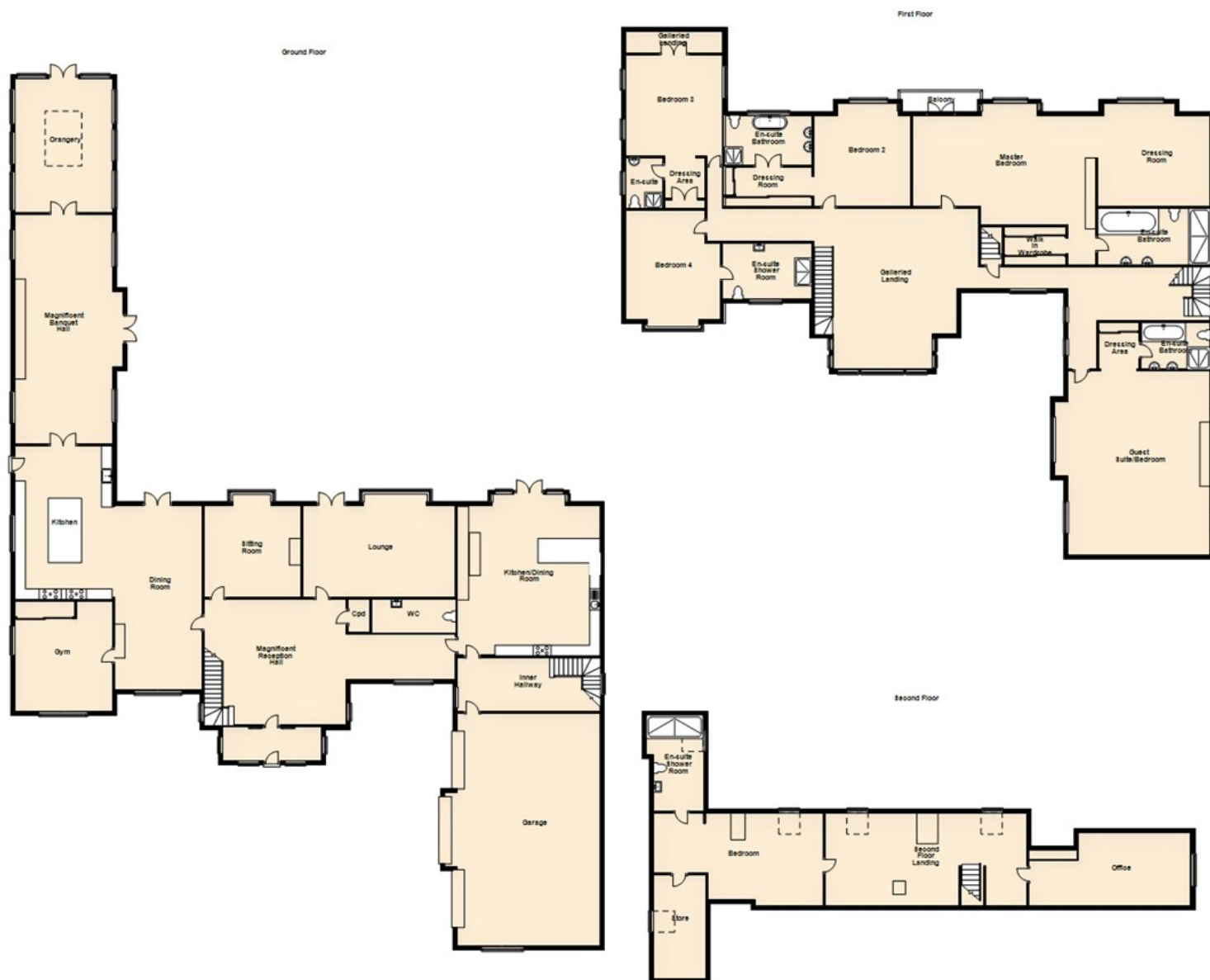
Delightful, professionally landscaped mature gardens to the front and rear. There is a carriage block paved driveway to the front with two remote controlled double gates, and parking for several vehicles, mature trees, shrubs and lawn. The rear garden has an extensively paved york and Indian stone patio area, steps down to formal lavender and rose garden, with ornamental box hedging and pond. Extensive lawn, a variety of established specimen trees and shrubs, pear trees and rockery, greenhouse and shed. Irrigation to the front garden and to the borders at the rear.

#### Tenure

The tenure of the property is Freehold with a chief rent of £38.63 per annum.







Plan shown for illustration only and not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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