



LUXURY

## ST LUKES HALL

ST LUKE'S GROVE,  
SOUTHPORT, PR9 9AF

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## ST LUKE'S HALL, ST LUKE'S GROVE, SOUTHPORT, PR9 9AF

TOTAL APPROX. FLOOR AREA: 7,083 SQ FT (INCLUDING GARAGE)

ST LUKE'S HALL IS A HOME DESIGNED FOR LIVING ON AN IMPRESSIVE SCALE. OVER 7,000 SQ. FT OF FLEXIBLE, OPEN SPACE FLOWS ACROSS THREE FLOORS, WHERE HISTORIC ARCHITECTURE MEETS MODERN COMFORT, IT CREATES A GENUINELY UNIQUE HOME IN THE HEART OF SOUTHPORT.



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## DISTANCES

- LORD STREET: 3 MINS
- SOUTHPORT CENTRE: 3 MINS
- HESKETH PARK: 3 MINS
- HESKETH GOLF CLUB: 5 MINS
- PUBS, CAFES BARS: 3 MINS
- LEISURE AMENITIES: 5 MINS
- LIVERPOOL CITY CENTRE: 58 MINS
- MANCHESTER CITY CENTRE: 1 HOUR 10 MINS
- M58: 28 MINS
- M6: 35 MINS

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## ACCOMMODATION IN BRIEF

- Entrance hall
- Open plan living/kitchen/dining
- Primary bedroom with ensuite & walk-in wardrobes
- Three further bedrooms (1 ensuite)
- Family bathroom
- Integral porch (from the rear)
- Games and cinema room
- Laundry
- Cloakroom/W.C.
- Integral double garage
- Integral storage







## OUTSIDE

- Gated remote entrance
- Block paved driveway
- Ample parking for 3-4 vehicles
- Integral double garage
- Lawns with mature borders to front & rear
- Walled perimeters
- CCTV/ Alarm/ Security lighting

## THE PROPERTY

Once a community church hall this impressive space has been converted with care and imagination by the current owners. It is now a home filled with character, space and light. Soaring ceilings, original features and generous proportions give a sense of real scale, while thoughtful updates bring warmth and everyday practicality.

The layout flows very well with large reception areas, a primary suite that feels like a private haven, three further bedrooms and spacious, versatile leisure zones. Every corner has been designed to work for both family life and entertaining. With front and rear gardens, secure gated access, ample parking and an integrated double garage, this is a home that balances heritage with contemporary living, ideally placed for all nearby amenities.









## GROUND FLOOR

There are two entrances, the principal approach via the original double solid-wood doors featuring elegant stained glass showing a crest and three Lancashire red roses: a nod to the homes past. The entrance hall is naturally bright, lit by four VELUX windows, and leads through arched timber doorways into a wide open-plan reception. Oak flooring with underfloor heating runs throughout, ceilings rise above highlighting original exposed beams, and a line of arched lancet windows with privacy glass sit at varying levels to draw in daylight.

The living area includes a contemporary wood-burning fireplace set on a raised black quartz hearth, with a recessed niche above, ready for a large wall-mounted TV. The oak floor steps up into a formal dining zone, defined by a subtle dropped ceiling with an integrated speaker system. Three pendant lights add atmosphere, larger lancet windows bring in further light, and wall insets, some with recessed lighting and a secondary TV point, offer places for display.

The kitchen is open to the dining space and finished to a high specification. White quartz replaces the oak underfoot, cabinetry pairs a black high-gloss finish with wood-effect accents, and warm wood-coloured worktops complete the look. Integrated Miele appliances include a fridge freezer, multiple ovens, a halogen hob with extractor and a built-in coffee machine. A large central island seats four, and there is also room here for a casual seating area.

To one side, the owners have created a flexible zone with an open bookcase that currently serves as a children's play area. It would work equally well as a study, snug or home office, and the overall footprint allows for additional defined zones if required.

Three bedrooms sit on this level near the front entrance, all carpeted and connected to the integrated speaker system. The largest has lancet windows and its own elegant ensuite shower room. The other two are served by a generous family bathroom, fully tiled in warm travertine, with a freestanding bathtub, a spacious walk-in shower, a floating basin and a WC.

A secondary entrance rises via stone steps from the private driveway into a light, practical integral porch. There is ample space here for a cloak zone before passing through further solid wood arched doorways into the main living areas.

























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## FIRST FLOOR

Home to the primary suite, a carpeted oak staircase with art-deco-inspired glass balustrades climbs from the main level and divides at the top. One side leads to the bedroom, the other to the bathroom. In the bedroom, exposed beams and a recessed ceiling with integrated speakers frame the space, three, character lancet windows centre a king-size bed, and oak doors open to two walk-in wardrobes. Oak bifold doors open to a curved internal balcony with translucent balustrades that looks across the living area below, and a ceiling fan provides added comfort on warmer nights.

The ensuite is styled in soft latte, grey and brushed-gold accents. Oversized porcelain tiles run underfoot, a marble feature wall sets off the large walk-in shower with brushed-gold fittings, and a grey stone freestanding bath sits with a separate tap and hand shower. There is a countertop basin with vanity, a modern WC, wall niches with recessed lighting, integrated speakers and a VELUX roof window for natural light. It's a space to unwind, relax and enjoy some quiet time.

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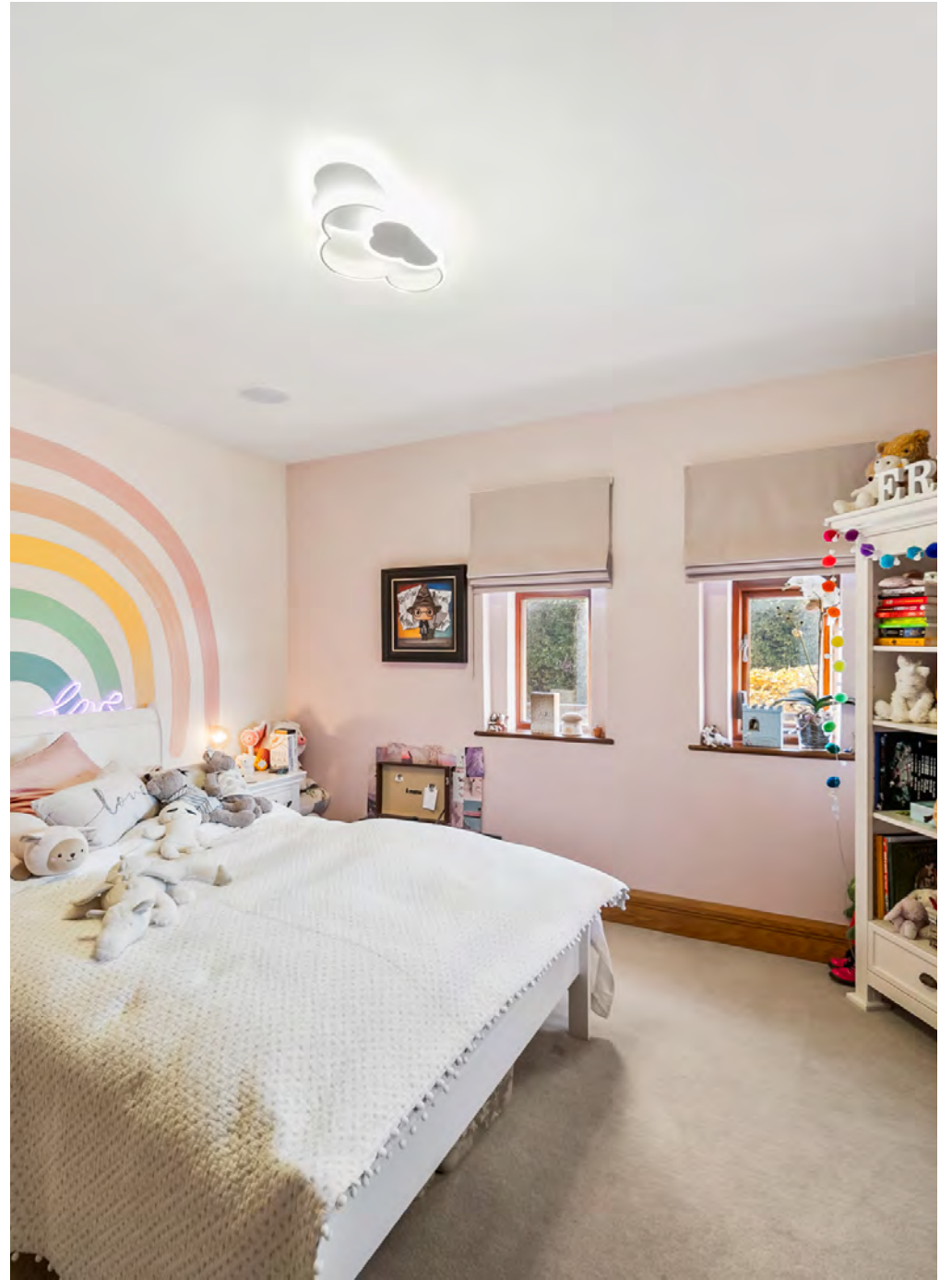
## LOWER GROUND FLOOR

Stairs from the main living space descend to a hallway on the lower level, which also connects directly to the integral double garage for easy access into the house. This floor includes a dedicated laundry room, a cloakroom with WC and a sizeable storage room. Beyond the garage, a wide corridor with further storage opens to a large, light room with two windows. It is currently arranged for leisure, with a pool table, a cinema setup including projector, screen and speaker system, and space for gym equipment. The room is fully carpeted and comfortably finished.

Thanks to its size and layout, this level could be adapted to create guest accommodation, more bedrooms or a self-contained annexe, subject to needs.

























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## OUTSIDE

St Luke's Hall sits within private grounds that balance privacy with practicality. A gated pedestrian pathway leads through the front lawn, bordered by established hedges and traditional railings, offering both seclusion and an attractive approach to the grand double doors.

To the rear, a remote-controlled gate opens to a generous block-paved driveway with parking for three to four vehicles, with the choice of additional parking inside the integral double garage. The garage itself has direct access into the home, adding both convenience and security.

The gardens are laid mainly to lawn at the front and rear, framed by mature borders that provide greenery while remaining easy to maintain. Intelligent planting ensure privacy from both the road and neighbouring St Luke's Church, creating a calm and sheltered setting.



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***This is a property that balances character with versatility and a home that can grow with you, offering space to host, relax, work and live in complete comfort.***









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## ABOUT THE AREA

St Luke's Hall enjoys a central position in Southport, just minutes from the famous Lord Street with its mix of cafés, restaurants, independent shops and hotels. Two Victorian parks; Hesketh Park and Botanical Gardens are within a three-five-minute drive, ideal for families and dog owners. The town also offers a wide choice of supermarkets, leisure facilities and year-round events, from sports clubs and gyms to theatres, museums and the seafront fun fair. Southport's coastline brings further appeal, with three beaches to explore and the Marine Lake at its heart. The area is also renowned for golf, with Southport & Ainsdale Golf Club, Hurlston Hall Golf & Leisure Club and several others all within easy reach.

## TRANSPORT

Connectivity is excellent. Southport and Meols Cop train stations are both within five minutes' drive, with regular Merseyrail services running directly into Liverpool Central. Local bus services also operate frequently to nearby towns including Ormskirk, Crossens, Liverpool and Wigan.

For those travelling further afield, the M58 can be reached in around 28 minutes, the M6 in around 35 minutes, and both Liverpool John Lennon Airport (approx. 58 minutes) and Manchester Airport (just over an hour) are accessible for domestic and international travel. London can also be reached in under two hours from Liverpool Lime Street by direct train.

## SCHOOLS

Southport is home to a wide choice of well-regarded schools, with approximately 25 primary and 8 secondary schools in the wider area. Closest primary options include Holy Trinity Church of England, Holy Family Catholic, Norwood and St Philip's C of E, all rated 'Good' by OFSTED.

Secondary provision includes Stanley High School and Meols Cop, both a short five-minute drive and both rated 'Good'. For families seeking independent education, Scarisbrick Hall School is approximately 15 minutes by car, offering continuous education from nursery through to sixth form.









## PROPERTY INFORMATION

**Tenure:** Leasehold (approx.  
230 years remaining).

**Services:** Mains gas, mains  
water, hardwood double  
glazing, Superfast broadband  
(estimated), Underfloor heating,  
Integrated speaker system,  
CCTV, Alarm, Security lighting.

**EPC:** C

**Council Tax Band:** G

**Flood Risk:**

Rivers & Seas: very low

**Local Authority:**

Sefton Council

E: [contact@sefton.gov.uk](mailto:contact@sefton.gov.uk)

**Viewing:** Strictly by  
appointment with Karl Ormerod.  
Tel/WhatsApp: 07443 645157.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by [kameleonagency.com](http://kameleonagency.com)

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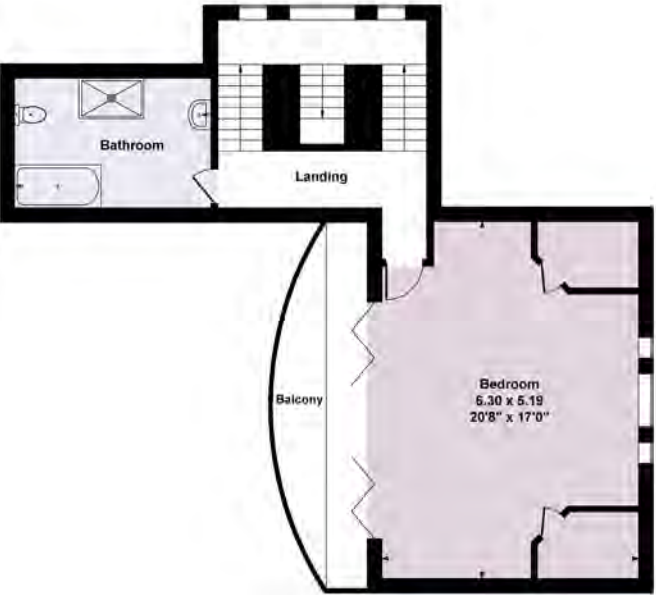
LOWER GROUND FLOOR



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



GROUND FLOOR



FIRST FLOOR



LUXURY HOMES DESERVE  
EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

KARL ORMEROD

07443 645157

[karl.ormerod@exp.uk.com](mailto:karl.ormerod@exp.uk.com)

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