



LUXURY

WOOLTON LIBRARY

88A ALLERTON ROAD,
LIVERPOOL L25 7RQ



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TOTAL APPROX. FLOOR AREA 2,164 SQ FT / 201 SQ M

THIS IS A RARE OPPORTUNITY TO OWN 'WOOLTON LIBRARY' - AN ICONIC, BEAUTIFULLY RESTORED GRADE II LISTED SANDSTONE PROPERTY IN THE HEART OF L25. COMBINING HISTORIC CHARM WITH FLAWLESS MODERN DESIGN, THIS SUPERB FOUR-BEDROOM HOME OFFERS LUXURIOUS, MOVE-IN-READY LIVING ACROSS THREE INTELLIGENTLY DESIGNED LEVELS.



SCAN TO
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VIDEO TOUR



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DISTANCES

- WOOLTON VILLAGE CENTRE 1 MIN WALK
- LIVERPOOL CITY CENTRE 20 MINS
- NEAREST TRAIN STATION 5 MINS
- ALLERTON MANOR & WOOLTON GOLF CLUBS 5 MINS
- M62 M57 15 MINS
- M6 30 MINS

ACCOMMODATION IN BRIEF

- Open plan lounge, dining & kitchen
- Cloakroom/ WC
- Office/ home study
- Laundry/ utility room
- 4 Bedrooms (2 ensuite)
- Family bathroom

OUTSIDE

- Private driveway
- Off-road parking for 1 car
- EVC point
- Decked terrace to the side
- Private walled courtyard to the rear
- Inbuilt seating
- Raised planter beds
- Covered inbuilt hot tub
- Communal gated bin store



THE PROPERTY

Built in 1834, originally a Methodist Chapel before serving as the local library, this remarkable Grade II listed sandstone property was purchased in 2015 and transformed into a residential property. Since then, the current owners have undertaken another meticulous renovation, creating an exquisite, light-filled interior that maximises every inch of space.

The result is an outstanding four-bedroom, three-bathroom residence featuring an expansive open-plan living and dining area with a sleek contemporary kitchen, and a versatile mezzanine level. All of this is complemented by beautifully designed outdoor spaces and finished to an impeccable standard.





FIRST FLOOR

The main living level of this exceptional home is a masterclass in refined design, seamlessly blending heritage charm with contemporary elegance. Accessed via a private pathway and stone steps at the side of the property, the entrance opens to a striking Crittall-style partition with opaque panes, offering a traditional welcome while bathing the space in soft natural light. Monochrome tiled flooring creates a crisp, timeless arrival before transitioning effortlessly to warm oak-coloured floors that run throughout the beautifully illuminated living area.

Here, soaring double-height ceilings with exposed apex beams pair perfectly with the oak-coloured floors underfoot, while double-glazed sash windows with half-height plantation shutters ensure the space is awash with light. Black steel beams and traditional heavy-duty cast iron details add authentic industrial character, balanced by sophisticated wainscoted walls with elegant sconces. A contemporary fireplace sits at the heart of the living area, framed by ornate inset niches with illuminated wood veneer accents that create a subtle yet luxurious focal point.

The ceiling lowers naturally as you move toward the spacious dining area, easily accommodating the largest formal table and ideal for grand entertaining. Beyond, the exquisite kitchen displays immaculate neutral cabinetry with brushed brass hardware, topped with Arabesque marble-effect white quartz counters for a flawless finish. A generous central island with seating for four invites casual dining and social cooking, complete with an induction hob, while the back and side wall house further storage and hosts a wine cooler and under-counter composite sink. Integrated appliances include a fridge-freezer, oven, microwave, and dishwasher, ensuring effortless functionality. Throughout, the same tonal wall insets found in the living area are re-imagined on a grander scale in the kitchen, adding a warm, layered elegance to the pristine palette.

Discreetly positioned behind half-height partition walls, a well-designed staircase leads down to the sleeping accommodation, supporting the open plan feel while preserving privacy and flow between levels. Completing this floor is a convenient cloakroom/ W.C. and a stylish oak-coloured staircase leading to the upper mezzanine, unifying the home's design with faultless attention to detail.













TOP FLOOR - MEZZANINE

Ascending to the top level, the sense of space and light continues, thanks to transparent balustrades that support sightlines and immerse the mezzanine with natural illumination. The beautiful oak coloured flooring flows throughout, reinforcing the home's cohesive, sophisticated design. Currently arranged as a stylish home office and study zone, this versatile space is ready to adapt to any lifestyle need—from a serene yoga or meditation retreat to a relaxing reading lounge or creative studio. Perfectly positioned to make the most of the property's loft space, the mezzanine offers a tranquil, inspiring environment tailored to the next owner's vision.









GROUND FLOOR

Expertly planned and finished to an extraordinary standard, the ground floor highlights thoughtful design that balances luxury with practicality. Access is provided via the internal staircase from the main living area or through a traditional entrance hall at the rear of the property. Classic white wainscoting continues the home's elegant theme, while durable porcelain plank-style tiles define high-traffic zones with understated style.

Warm, plush carpets bring inviting comfort to the four well-proportioned bedrooms, each appointed with fitted wardrobes for a clean, uncluttered aesthetic. Two bedrooms feature stylish en-suite bathrooms: the primary suite offers dual counter top vanity basins beneath an illuminated mirror, an oversized walk-in shower clad in eye-catching monochrome marble-effect tiles, a sleek, modern WC, and a traditional black radiator with heated towel rail. The second en-suite maintains the same refined palette with a tiled corner shower, heritage-style basin and WC, and matching radiator heated towel rail for cohesive period-inspired appeal.

The shared family bathroom continues this elegant design language with coordinating tiles, a 2 metre long, extra-large bathtub with shower and screen, heritage-style sanitary ware, and a large mirror that enhances light and space. Completing this level is a generous laundry and utility room, finished in the same porcelain floor tiles as the hallway and equipped with bespoke cabinetry and dedicated space for laundry appliances—offering smooth functionality while maintaining the home's refined charisma.



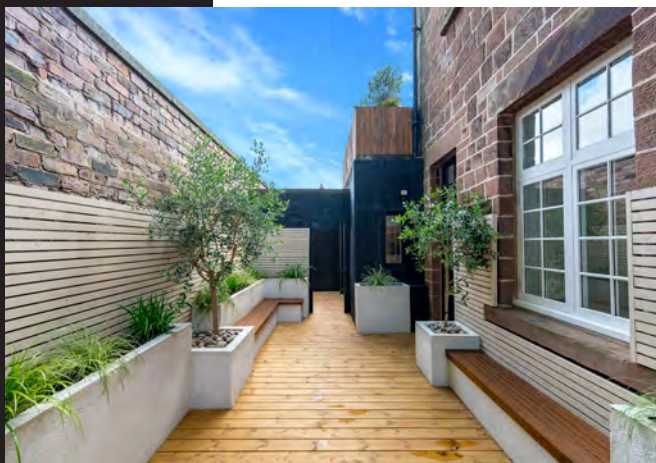
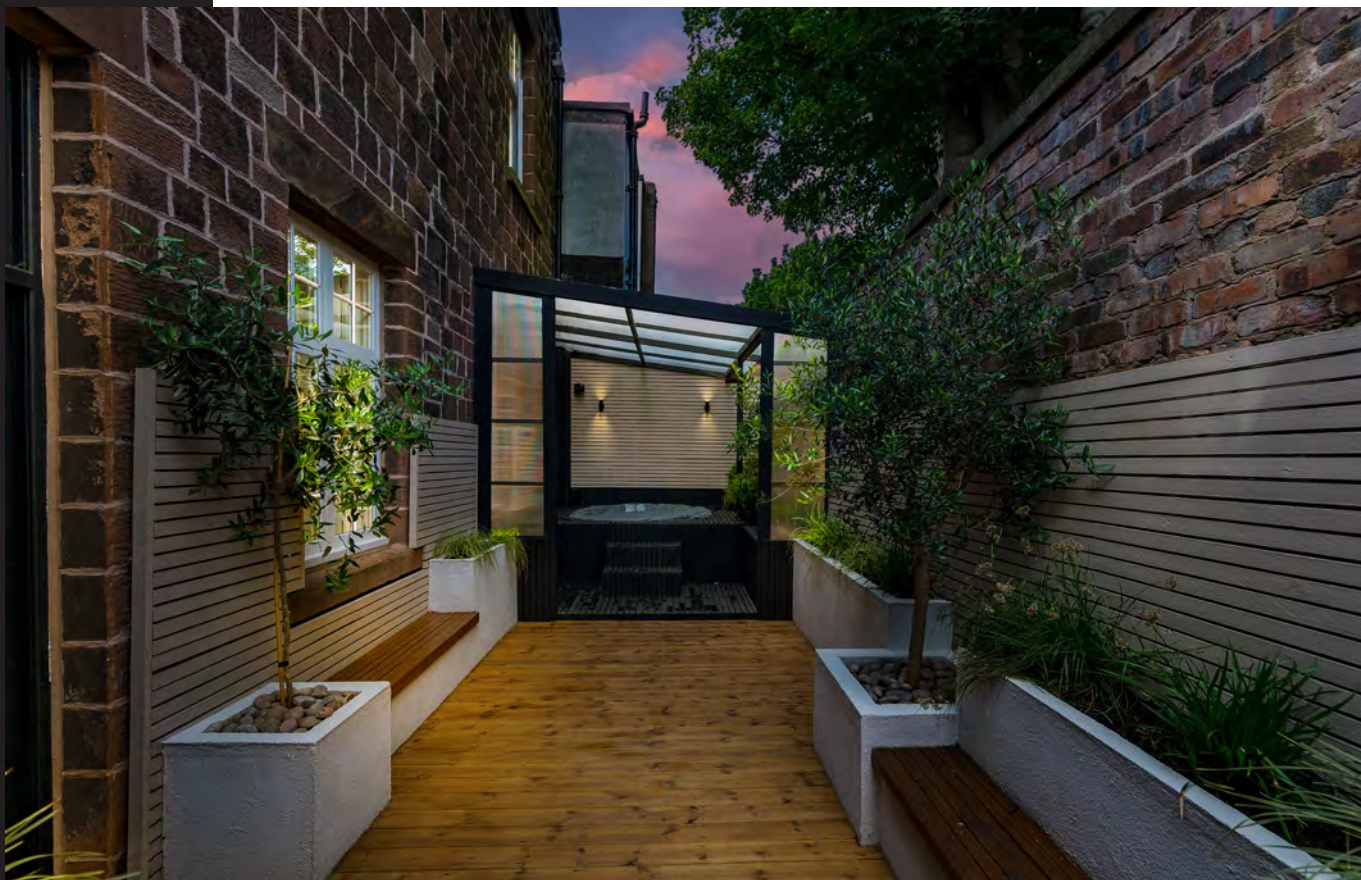


OUTSIDE

The property offers beautifully designed exterior spaces perfect for entertaining, relaxing, and enjoying the historic Woolton surroundings. Traditional wrought iron railings and gates frame the sandstone façade, adding timeless character. Stone steps lead through a pedestrian gate up to the impressive first-floor entrance, while an additional smaller gate opens onto a side terrace—a fully decked area with integrated planters, ideal for sunny lunches, evening drinks, or simply taking in the charm of the neighbourhood and the historic architecture of neighbouring period homes.

For those seeking extra privacy, a secluded rear courtyard is accessible from the ground floor. This inviting outdoor retreat features a second decked area surrounded by high walls, complete with built-in bench seating, LED lighting scheme and raised planters that create a lush, green backdrop. The space transitions into a covered space with an inbuilt hot tub, enhanced by tropical-style planting including olive trees and natural bamboo—offering the perfect place to unwind in complete privacy, whatever the weather. Practical considerations are also thoughtfully addressed, with an off-road parking space that includes an EV charging point and a discreetly positioned communal fenced bin store, ensuring every aspect of outdoor living is both convenient and refined.

Woolton Library is a truly remarkable home that perfectly marries historic charm with stunning modern design, right in the heart of a vibrant, heritage-rich area. Offering luxurious living with unbeatable convenience, it's the ideal choice for those seeking style, character, and an exceptional lifestyle in one of the area's most coveted locations.





ABOUT THE AREA

Woolton Library is ideally placed for a great lifestyle with lots of facilities and amenities on your doorstep. Located in the heart of the village it is a true gem of a home, nestled in the affluent, leafy suburb of Liverpool. The historic village has a fine collection of Grade II listed buildings showcasing graceful Georgian and sandstone terraces, surrounded by a choice of beautiful parks and gardens. The area has a fantastic selection of independent shops and cafés and a bustling bar and restaurant scene.

TRANSPORT

Hunts Cross and Liverpool South Parkway train stations are just a 5-minute drive away and the nearest bus connection is within a 2-minute walk on the high street. Direct and daily train links from Lime Street into London Euston take around 2 hours. Motorway links are also good with the M62 and M57 within a 15-minute drive. Liverpool John Lennon airport can be reached within a 10-minute drive and Manchester airport is only 40 minutes away.

SCHOOLS

Schooling is well-supported with several OFSTED 'Outstanding' schools in the area including Booker Avenue Infant School & Our Lady's Bishop Eton in L18, Childwall Church of England Primary School in L16 and Archbishop Blanch C of E High School in L7 with many more with OFSTED 'Good' ratings. There is an excellent choice of independent primary and secondary schools notably Carleton House Preparatory School on Menlove Avenue L25, Auckland College in L17, Christian Fellowship School in Edge Hill, both girls' and boys' schools of Merchant Taylors in Crosby, north Liverpool and The Belvedere Preparatory School, Princes Park.





PROPERTY
INFORMATION

Tenure: Leasehold
(Approx. 115 years remaining)

Services: Mains water, electric,
mains gas, central heating,
double glazing with wood
frames, FTTP superfast
broadband (estimated), alarm.

EPC: C

Council Tax Band: D

Flood Risk:

Rivers & Seas: low risk.
Surface water: low risk.

Local Authority:

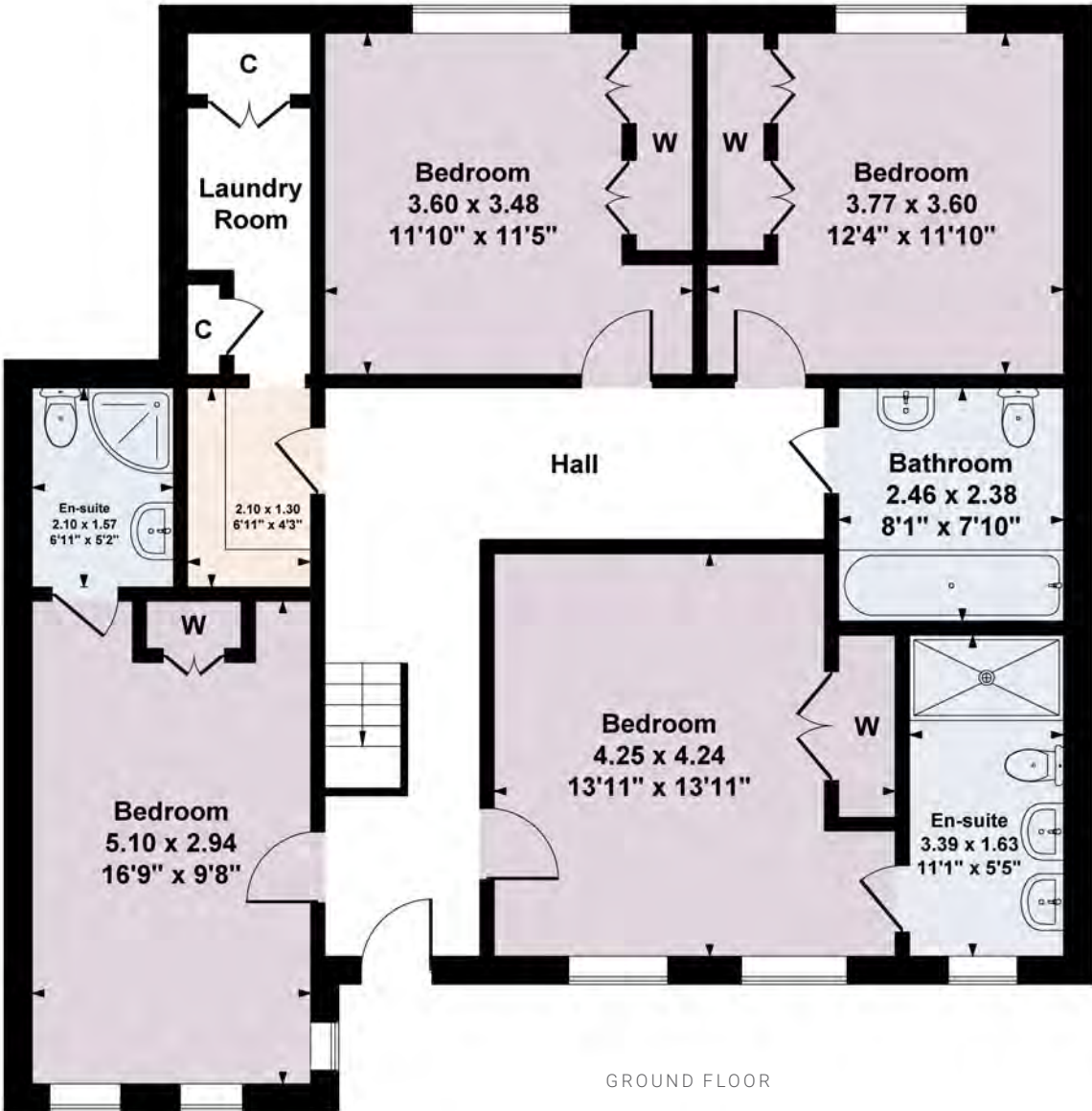
Liverpool City Council
www.liverpool.gov.uk

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

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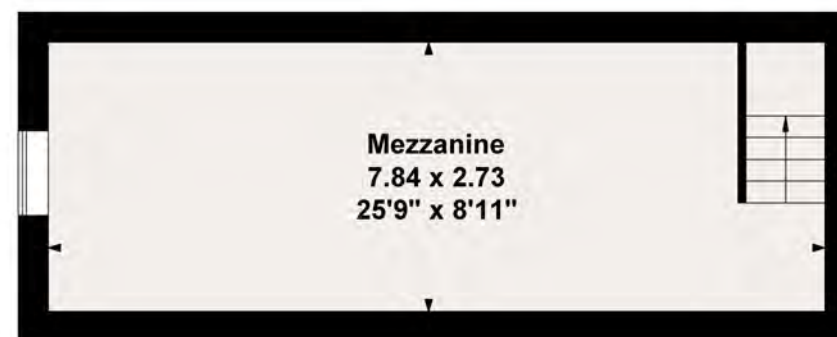


GROUND FLOOR

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.



FIRST FLOOR



MEZZANINE

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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