



High Beech  
48 Beaconsfield Road | Woolton | Liverpool | L25 6EL

FINE & COUNTRY

# HIGH BEECH





# KEY FEATURES

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**Embracing Heritage and Luxury: Discover High Beech, A Victorian Jewel in Woolton.**

## **Welcome to High Beech**

Situated in the esteemed locale of Woolton, Liverpool, High Beech at 48 Beaconsfield Road is a remarkable semi-detached, Grade II listed, Victorian residence that promises a unique blend of historical elegance and modern luxury. This enchanting property offers extensive living space across three meticulously designed floors, complemented by a versatile lower-ground floor annexe.

## **Elegant Interiors Radiating Warmth and Style**

Each room tells a story of luxury and comfort. The open-plan living and dining room, both adorned with original fireplaces, are seamlessly connected and are perfect for hosting memorable gatherings.

The gourmet kitchen with a central island, and top-of-the-line integrated appliances leads to a charming morning room. Adjacent to the kitchen, a well-appointed utility room enhances functionality without compromising style.

## **Luxurious Sleeping Quarters and Refined Comfort**

High Beech boasts six elegant bedrooms, including a magnificent primary suite complete with a dressing room and ensuite bathroom. Rooms on the second floor could provide a wonderful teenager's hideaway and the additional self-contained one-bedroom basement annexe offers privacy and comfort, ideal for guests, extended family or as a rental opportunity.

## **Lavish Bathrooms and Comprehensive Amenities**

The property features two luxurious family bathrooms, ensuring convenience and privacy for all residents. Additional WC's are strategically placed throughout to cater to both family members and guests.









# SELLER INSIGHT

“ **How long have you owned the property?**  
“I have owned the property since 2006.”

**What attracted you to this specific house and location?**

“My friend recommended we looked at the property as it was very spacious and in a great area.

Woolton is a very good area to bring up children- excellent schools, Calderstone Park, Reynolds Park etc.”

**What can you tell us about the history of the property and how it has been adapted since you've owned it?**

“House was owned at one time by Pilkington brothers. After we purchased the property we completely replastered, decorated, new kitchen and bathrooms.”

**Who do you think would be the ideal next owner?**

“House would suit family with either young children and or teenagers.”

**What's your favourite room and why?**

“My favourite room is the master bedroom- it's very comfortable with en suite / dressing room.”

**What do you love about the house the most now?**

“Beautiful bay windows that let in light and the original features. I love the space it provides for visiting family . Also, the fantastic original features of the living room - it's like living in a country house.”

**Memorable/remarkable event?**

“The house was perfect for my daughters 21st and Christmas parties.”

**What you'll miss most?**

“I will miss everything about it.”

**What do you love about the local community?**

“Local community is friendly - neighbours are great.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



























### Exterior Grandeur and Serenity

The external allure of High Beech is as impressive as its interior. The entrance over a walled, cobbled courtyard provides ample parking and leads to a spacious double garage. The private, mature rear garden, with its mature borders and decked area, invites peaceful relaxation and private outdoor entertainment.

### Unrivaled Location and Local Charms

Nestled in a location highly coveted for its proximity to local amenities, High Beech is just a stone's throw away from vibrant shops, eclectic bars, and gourmet restaurants. The serene Reynolds Park and the historic Calderstones Park are nearby, offering green spaces for leisure and relaxation.



### A Home of Distinction

This property is not just a house; it's a lifestyle choice for those discerning buyers seeking a blend of historic charm and modern functionality. High Beech represents a unique opportunity to own a piece of Liverpool's rich heritage. Perfect for a family seeking a spacious, character-filled home, but also offers incredible potential for personal customization or use as a lucrative rental property.

### In Conclusion

High Beech is more than just an address; it's a premier estate destined to be a warm and inviting home. For those who appreciate the finer things in life, this property stands ready to deliver an amazing living experience. Don't miss the opportunity to own this slice of Liverpool's Victorian splendour.





#### Additional Information

Services: Mains water, electricity, gas and drainage. Gas fired heating.

Council Tax: Band G.

Local Authority: Liverpool City Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)  
Standard – 17 Mbps (highest download speed) – 1 Mbps (highest upload speed)

Superfast – 80 Mbps (highest download speed) – 20 Mbps (highest upload speed)

Ultrafast – 1000 Mbps (highest download speed) – 220 Mbps (highest upload speed)

Mobile coverage: Indoor – Limited / Outdoor - Likely (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: circle.popped.gear

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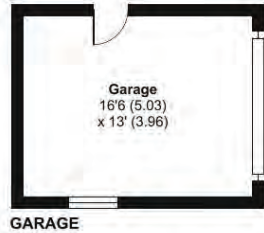
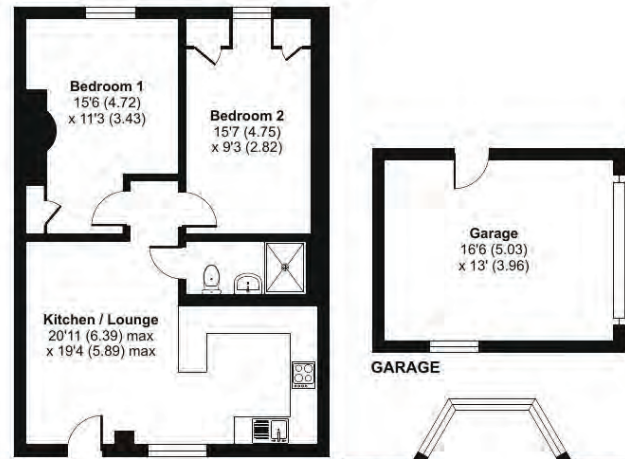


*Offers over £850,000*

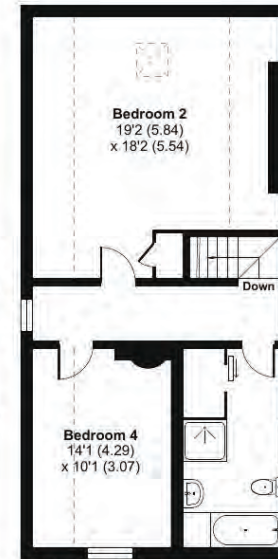
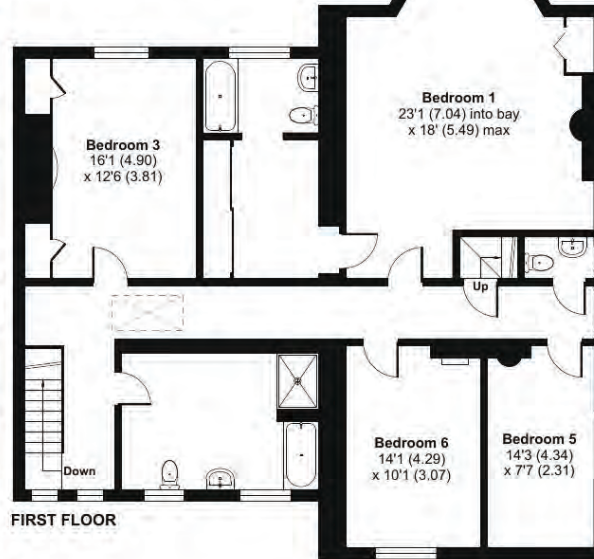
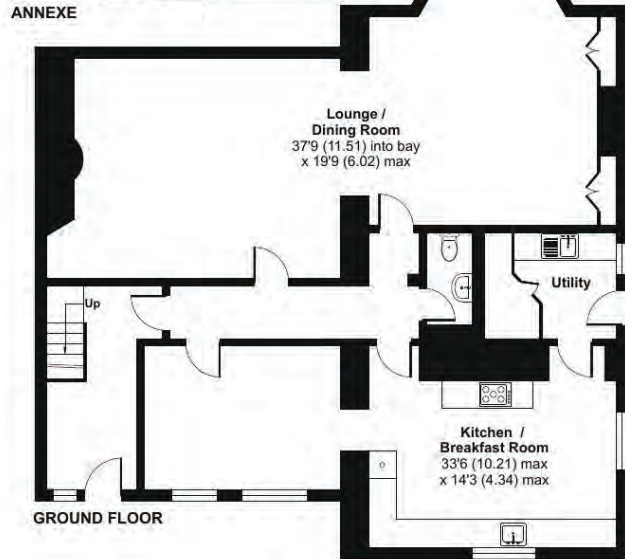
# Beaconsfield Road, Woolton, Liverpool, L25

Approximate Area = 3397 sq ft / 315.5 sq m  
 Limited Use Area(s) = 156 sq ft / 14.4 sq m  
 Annexe = 644 sq ft / 59.8 sq m  
 Garage = 215 sq ft / 19.9 sq m  
 Total = 4412 sq ft / 409.6 sq m

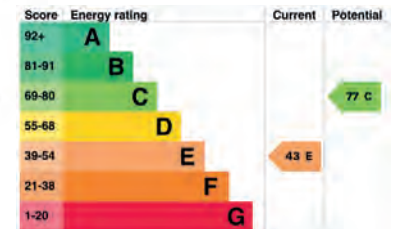
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country (North Wales). REF: 1119378



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.05.2024





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
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