



Hawkstone
23 Park Drive | Crosby | Liverpool | L23 6TN

FINE & COUNTRY

HAWKSTONE





KEY FEATURES

An imposing Arts & Crafts house with 5-6 bedrooms and stunning sea views, set in generous gardens, only a stone's throw from Crosby Beach. Located close to a range of amenities including shops, cafes, restaurants, train station and West Lancashire Golf Club as well as being less than 30 minutes drive to Liverpool city centre.

A Timeless Masterpiece in Blundellsands

Step into Hawkstone, a stunning, detached, Arts and Crafts family home, nestled in the prestigious area of Blundellsands. This rare gem exudes character and charm, offering a perfect blend of historic elegance and modern convenience. Set in mature, landscaped gardens, Hawkstone is more than just a house; it's a sanctuary where you can create lasting memories with your loved ones.

Unmatched Connectivity and Convenience

Hawkstone's prime location ensures you are never far from the action. A short stroll takes you to Hall Road Station on the Merseyrail system, providing direct rail links to Liverpool, Southport, and Chester. For golf enthusiasts, the West Lancs Golf Club is conveniently located next to the station. Whether you're commuting for work or leisure, Hawkstone offers unparalleled connectivity.

Architectural Elegance and Modern Comforts

Designed in the classic Arts and Crafts style, Hawkstone features a striking front porch, extensive wood joinery, and bay windows on the ground and first floor, all beneath a steep pitched and slated roof with intricate detailing. This five-bedroom detached home has been updated, including an extensive roof renewal in 2021 and a central heating system with a new boiler.

Luxurious Living Spaces

As you step through the grand entrance, you are welcomed by a spacious reception hall that flows seamlessly into the main living areas. The living room, dining room, main cloakroom, and study boast mostly solid oak flooring, adding a touch of timeless elegance. The bespoke kitchen is a chef's delight, featuring granite worktops, a large utility room and separate cloakrooms. The sunroom, bathed in natural light, opens up to a private, fenced sun terrace, barbecue area and an electrically-operated awning—perfect for outdoor entertaining.











SELLER INSIGHT



How long have you owned the property?

"We have lived in Hawkstone for 34 years, having moved here in January 1990."

What attracted you to this specific property and location?

"We felt that this was the perfect location for us. We had always wanted to have a sea view. Even now after 34 years we still marvel at how fortunate we feel to be able to live in such a location. The seascape is ever changing and it is so good to be able to be on the beach in a matter of minutes. We have a five minute walk to Hall Road Station which is 20 minutes by train to Liverpool and 25 minutes to Southport on the Liverpool to Southport line. The Merseyrail network also extends to Chester, Wirral, Ormskirk and Kirkby. The nurseries and schools in this area are all very highly rated including two independent schools – Merchant Taylors' and St Mary's College. Furthermore, Hawkstone is situated beside Blundellsands Key Park which is accessed by members subscribing to have a key. This is a beautiful, tranquil space much prized by those who live in the area."

The property itself is a very well proportioned family home which is light and airy, maintained to a high standard and benefits from a large garden which is wonderful for children to play in as its landscape is so varied and exciting. The house has some quirky features which particularly appealed to us, especially the master bedroom balcony and the observation deck which is positioned on the roof, both have amazing views of the Mersey Estuary and North Wales.

Hawkstone is situated in a private road. This means there is no passing traffic and since we are the end of the road there is plenty of parking."

What would you like to tell parents about the benefits of raising children here?

"We always felt that this was an ideal location in which to raise our children. When they were small they spent endless hours in the garden, in the Key Park and at the beach. When they were old enough, they could walk to school which was a real benefit to them."

The house is a very sociable space which easily accommodates gatherings of friends of all ages. Once the children grew bigger and were able to go out on their own, the trainline was of huge benefit. We always remember one of our daughters saying that each time she came home from university, she felt she had come back to a place where she could breathe more easily and a home where everything seemed much easier and where worries felt less."

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

"The house was built more than 100 years ago and is in the Arts and Crafts style of architecture. We have lived here for 34 years and the previous owners lived here for 40 years so it is clear that the house has had very few owners. Over time we have carried out a huge amount of work. We created new bathrooms, built a sunroom, replaced the windows, provided oak floors, internally extended the kitchen and re-modelled it several times, replaced the roof, re-pebbledash the chimneys, replaced the boiler and electrics, provided full fibre broadband and an EV charging point and kept the house in very good decorative order. However, throughout all of this, our aim was to maintain the character of the house thus keeping many of the original features. To future proof the house, we have also added full fibre broadband as well as an electric vehicle charging point."

Who do you think would be the ideal next owner?

"For reasons outlined above, we believe that this house:

- is a wonderful place in which to bring up a family; and/or
- is for a family that likes a well maintained house full of features; and/or
- is for a family that loves to have spectacular views and be close to leisure amenities such as the Crosby waterfront; and/or
- is for a family that likes adequate space to entertain guests and visitors."

What's your favourite room and why?

"The main lounge is our favourite room although we also spend a lot of time in all of the downstairs' rooms. The lounge is a very bright and sunny room which benefits from direct sunlight all day long. However in winter it becomes warm and cosy, especially when we light the open fire."

Memorable/remarkable event

"There have been countless New Year's parties with lots of dancing and fun. However, there have been many summer parties celebrating anniversaries and birthdays when we have made full use of the space afforded by the large garden by playing lots of games and generally having a good time."

What do you love about the house now

"We love this house because no matter what happens in our life we know that we can return to this place where we feel comfortable and fully able to relax. We feel no different now than we did 34 years ago in that we believe that we are immensely lucky to live so close to the sea, to the Blundellsands Key Park, to Crosby village, to many good local restaurants, to great local schools and to the Merseyrail network."

What do you love about the local community

"We love the peace and quiet of this place and yet we don't feel in any way isolated as we know so many people in the local community. Brighton-le-Sands and Crosby Village are within walking distance.

As our children grew up here we still know many of the families of their friends and we have very good neighbours who have become close friends."

What will you miss most

"Nobody lives in a house for 34 years without feeling a little sad about leaving and, since we have put such a lot of effort into making it such a special place, we are no exception. However, now that our children have well flown the nest we feel it's the right time to pass it on to another family whom we hope will live here as long as we have and who will be as happy here as we have been."



* 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.



Spacious and Elegant Bedrooms

The first floor houses five generously-sized double bedrooms, each offering unique, bespoke finishes and ample storage. The master suite and guest suite both feature en-suite bathrooms, with the guest en-suite boasting a distinctive roll-top brass clad bath and matching floor tiles. A separate shower room serves the remaining bedrooms. The upper floors also include two attic rooms, ideal for use as additional bedrooms, a home office, or a hobbies room.

















Enchanting Gardens and Panoramic Views

The extensive gardens at Hawkstone are designed for relaxation and entertainment. Mature shrubbery, distinctive landscape hills, and rockery create a serene environment. The observation deck at the top of the house offers dramatic panoramic views across the Mersey estuary, looking out to North Wales and a private, 20 acre key park. This idyllic spot is perfect for sunset cocktails or stargazing under the night sky.

Ample Parking and Modern Amenities

Hawkstone sits at the north end of a private road, offering extensive off-road parking for visitors. An electric vehicle charging point is conveniently fitted in the parking area at the front of the property. A detached double garage with its own driveway to the south of the garden completes the excellent parking facilities.

A Thriving Community

Blundellsands and the surrounding Crosby area offer a vibrant community with excellent road and rail links to Liverpool and Southport. The area is home to top-rated state and private schools, the award-winning Crosby beach with the Anthony Gormley 'Another Place' statues, and a variety of shops, independent bars, and restaurants. For sports enthusiasts, there are numerous facilities nearby to cater to all tastes. The property neighbours the over 20-acre Blundellsands Key Park and the new owner will have the opportunity to acquire membership.

Your Dream Home Awaits

Hawkstone is more than just a home; it's a lifestyle. Don't miss the opportunity to make this marvellous property your own. Contact us today to arrange a viewing. Your dream home in Crosby waits.





Additional Information

Services: Mains water, gas, electricity and drainage.

Council Tax: Band G.

Local Authority: Sefton Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard - 13 Mbps (highest download speed) - 1 Mbps (highest upload speed)

Superfast - 44 Mbps (highest download speed) - 10 Mbps (highest upload speed)

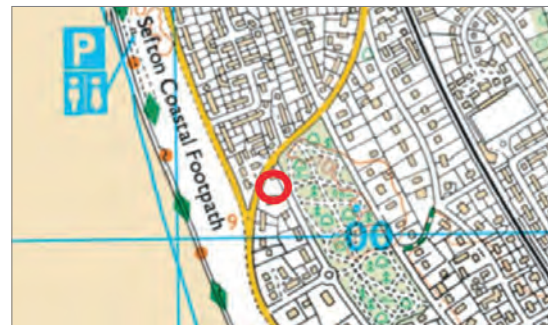
Ultrafast - 1000 Mbps (highest download speed) - 220 Mbps (highest upload speed)

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

**We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. **

Directions: Using the app what3words type in: firm.sheep.cases

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Offers over £1,250,000

Park Drive, Crosby, Liverpool, L23

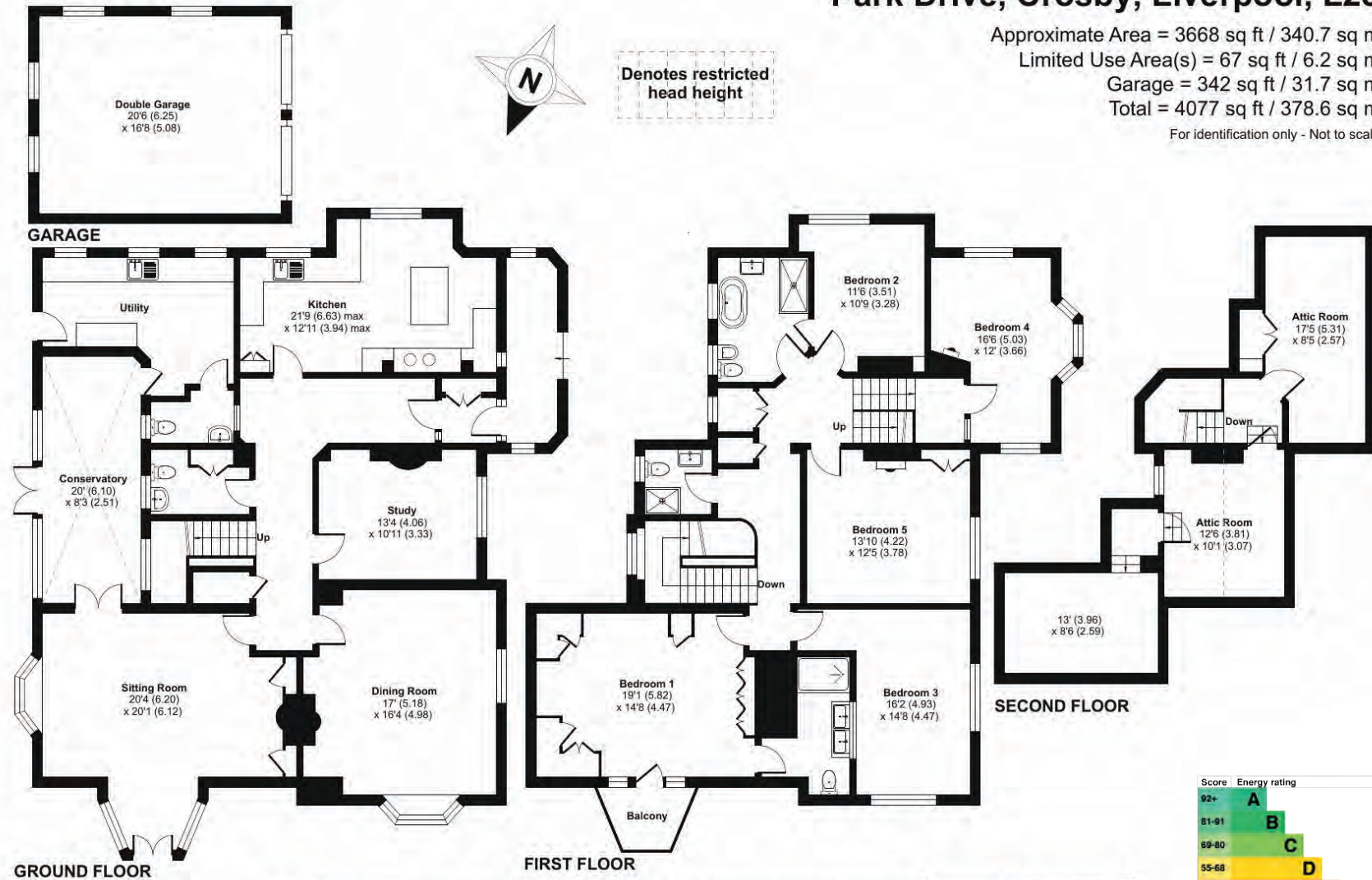
Approximate Area = 3668 sq ft / 340.7 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 4077 sq ft / 378.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Fine & Country (North Wales). REF: 1180008



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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 04.10.2024





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
FOUNDATION

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