

Birkdale | Southport | Merseyside

1 Sandringham Road





Accommodation in Brief

Ground Floor

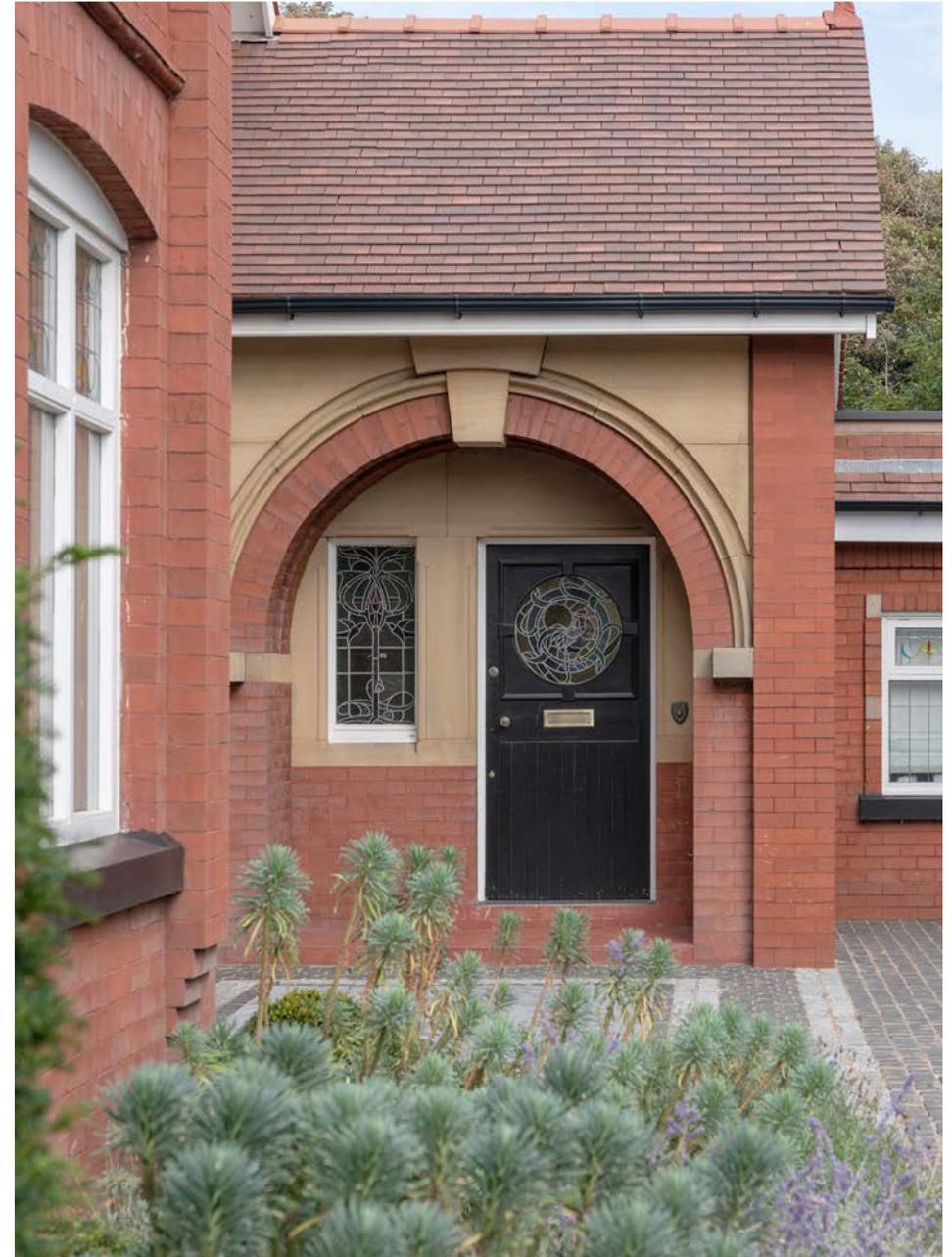
Entrance Vestibule | Reception Hall | Lounge | Dining Room
Family Kitchen, Dining and Living Room | Utility Room | Study Area | Gym
WC | Cloakroom/Store | Integral Garage | Wine Cellar | Storage Rooms

First Floor

Principal Bedroom Suite with Dressing Room, En-Suite Bathroom and Terrace Access
Three Further Bedroom Suites with En-Suite Bathrooms
First-Floor Terrace with Glass Balustrade Landing

External

Sweeping Carriage Driveway | Landscaped Front and Rear Gardens
Broad Stone Terraces | Detached Two-Storey Ancillary Building









The Property

This exceptional detached house combines historic architectural character with bold contemporary design, offering over 6,000 sq ft of meticulously crafted living space. Recently renovated and finished to an exacting specification, the property balances grand proportions with carefully considered detailing, resulting in a turnkey home that is both impressive and highly livable.

The entrance vestibule sets the tone for the house, with tall stained-glass windows drawing in natural light and casting a vibrant play of colour across the space. Beneath, a classic chequerboard tiled floor adds elegance and a sense of tradition, while the high ceilings enhance the impression of craftsmanship and character from the very first step inside.

The principal reception rooms radiate around a central hallway, anchored by a striking staircase that rises gracefully through the heart of the house. The formal reception rooms lie to the front, with a lounge centered on a working fireplace and intricate plasterwork, offering a refined setting for entertaining. Next door, the dining room showcases traditional Arts and Crafts-style paneling, bringing warmth and character to the space. The design transitions seamlessly into the rear of the house, where a striking open plan kitchen, dining and living space forms the heart of the home. Here, bespoke cabinetry is paired with professional-grade appliances and a substantial marble island, with steel-framed doors opening directly to the rear garden. Crafted by renowned designer Tom Howley, the kitchen reflects the brand's hallmark quality, with handcrafted cabinetry, carefully chosen materials and refined finishes, paired with professional-grade appliances and a substantial marble island, creating a space that is both functional and beautifully detailed with doors opening directly to the rear garden.



The adjacent utility room is finished to the same exacting standard as the kitchen, designed once again by Tom Howley in the Hartford style. Comfort is enhanced by underfloor heating, installed throughout the principal ground floor spaces.

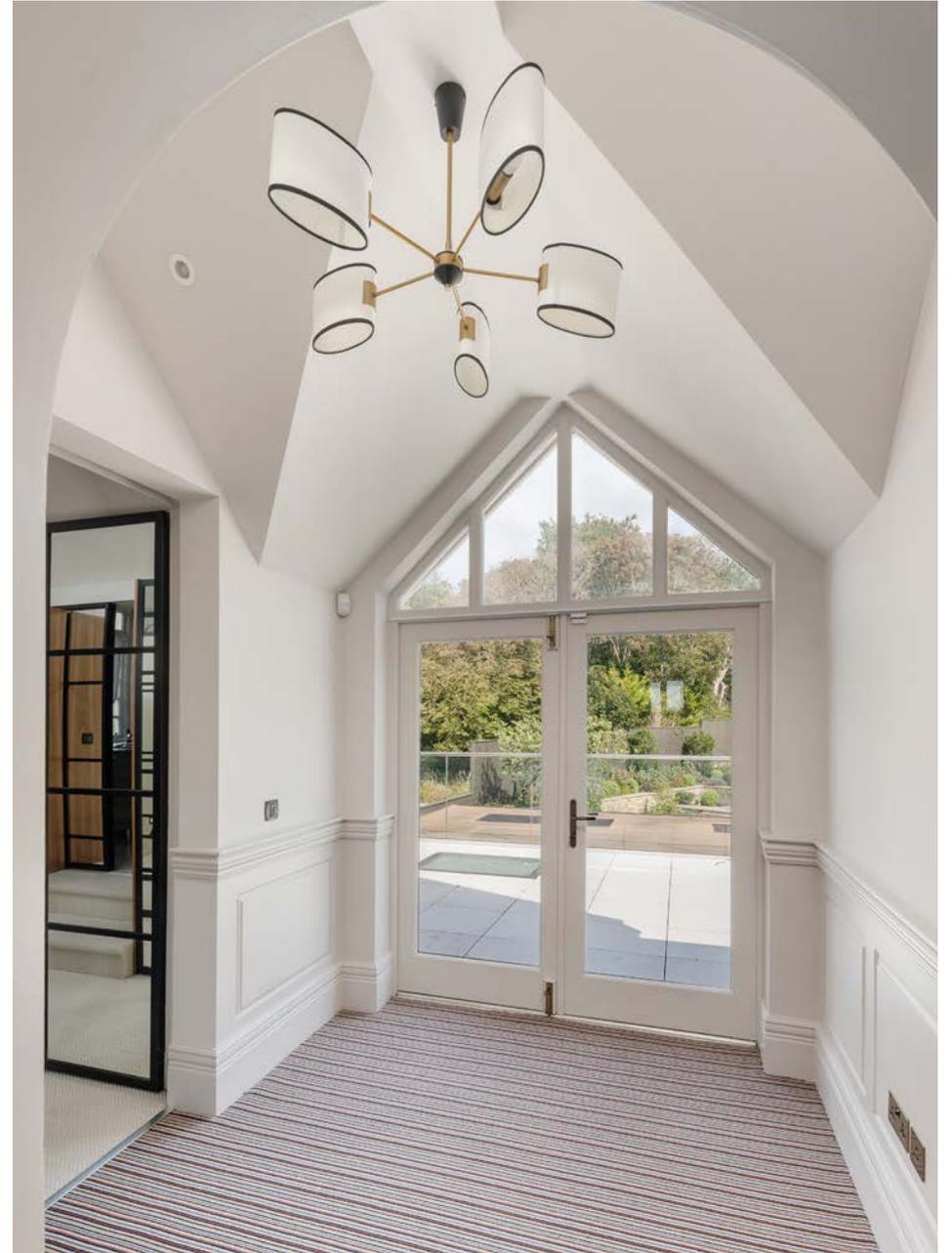
A large, air-conditioned gym with mirrored walls and garden access is thoughtfully designed with its own self-contained toilet, ensuring both practicality and convenience without the need to return to the main house and provides a dedicated space for fitness and wellbeing, complementing the lifestyle focus of the main living areas.

Discreetly accessed through a concealed door from the ground floor, the lower level reveals a high-specification wine cellar. Designed with both storage and presentation in mind, it combines climate control with bespoke shelving and subtle lighting, creating a space as practical for preserving a collection as it is atmospheric for tastings and entertaining.

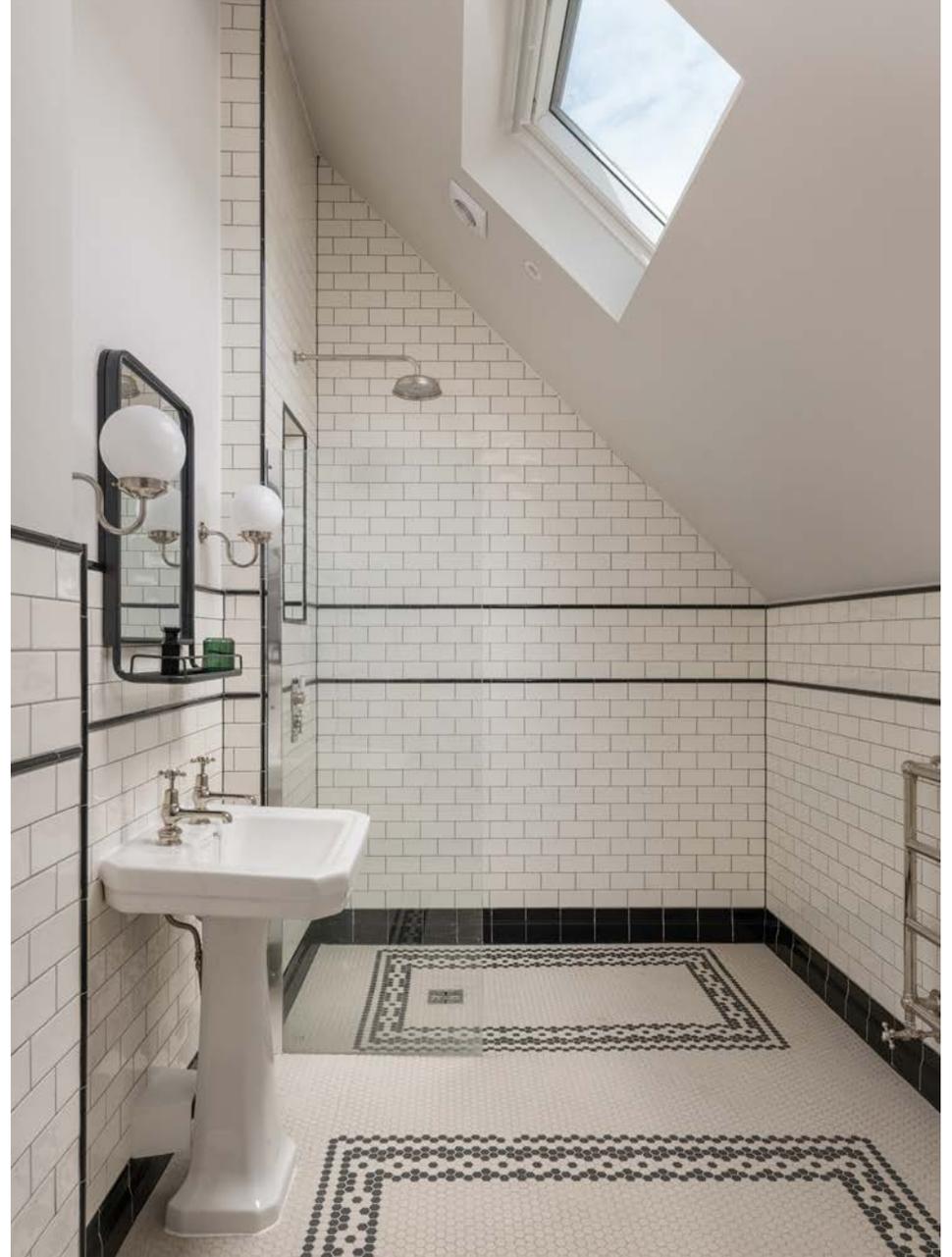
The first floor is arranged around a generous landing, leading to four individually designed bedroom suites which each reflect their own distinct character through bespoke finishes and carefully considered detailing. The adjoining en-suites are seamlessly integrated, echoing the design of their respective rooms so that every suite feels both cohesive and complete. The principal suite provides a private escape with a vaulted bedroom, two fully fitted dressing rooms and a dramatic marble-clad en-suite featuring a freestanding bath, walk-in shower and twin basins. This room, together with one of the additional suites and the main landing, opens directly onto a substantial stone-paved terrace enclosed by glass balustrading, creating an impressive elevated outdoor space.

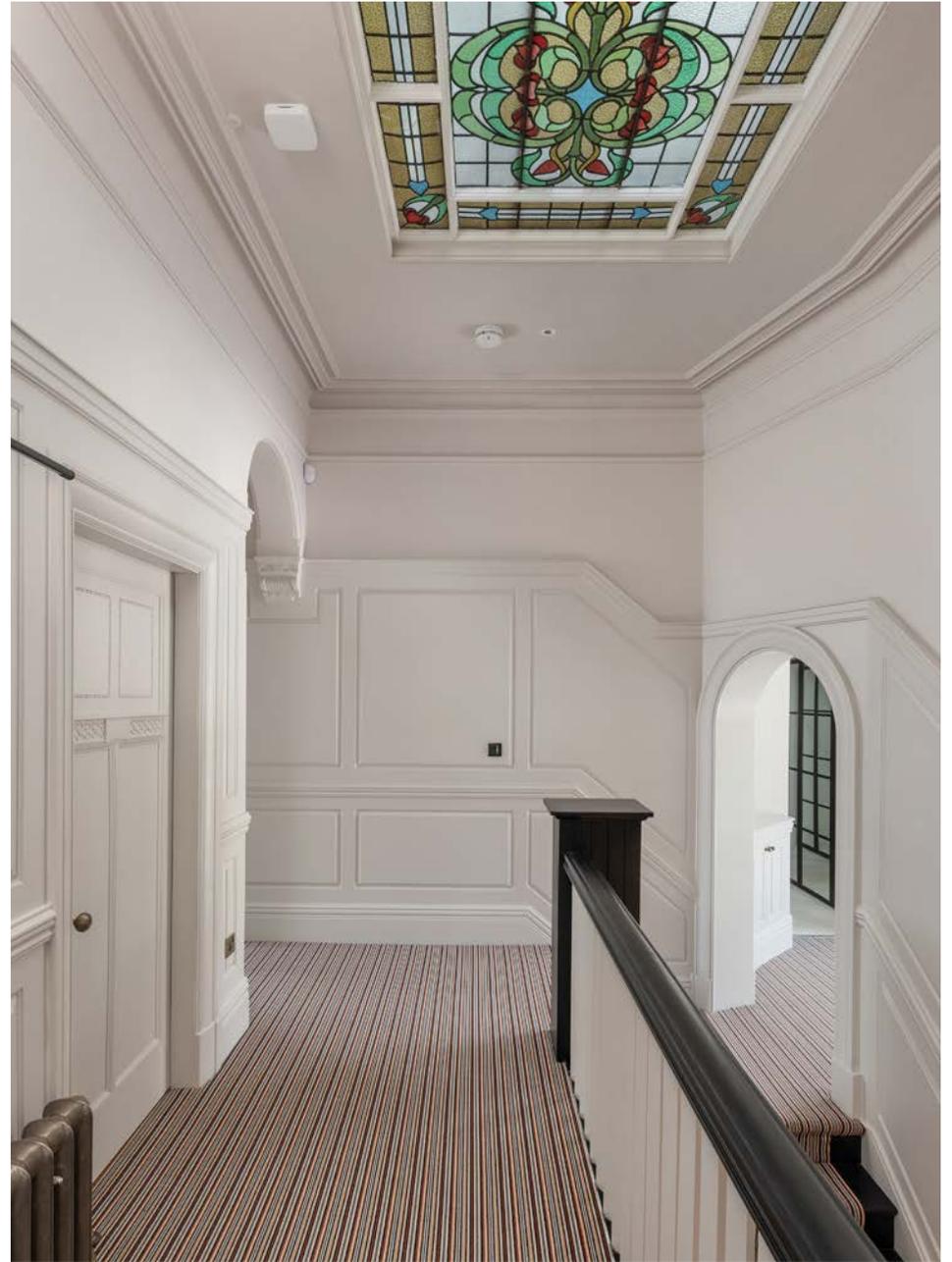
The house is equipped with integrated smart technology throughout, allowing lighting, heating, sound and security to be controlled with ease.

















Externally

The property is approached through electric gates to a sweeping carriage driveway, with an intercom system providing both privacy and security. The gardens, designed by award-winning landscape architects Alistair W Baldwin & Associates, are truly breathtaking, combining broad lawns with stone terracing to create elegant settings for outdoor dining and entertaining. Thoughtfully arranged as a sequence of distinct areas, they balance structure with seasonal planting to offer spaces for relaxation, family life and social gatherings. Within the grounds, an exceptional two-storey summerhouse stands as a contemporary counterpart to the main house. With full-height glazing and clean architectural lines, it is bathed in natural light and serves equally well as a home office, studio or guest accommodation. Opening onto landscaped terraces, it creates a seamless link between indoor and outdoor living, perfect for entertaining or enjoying the gardens in privacy.

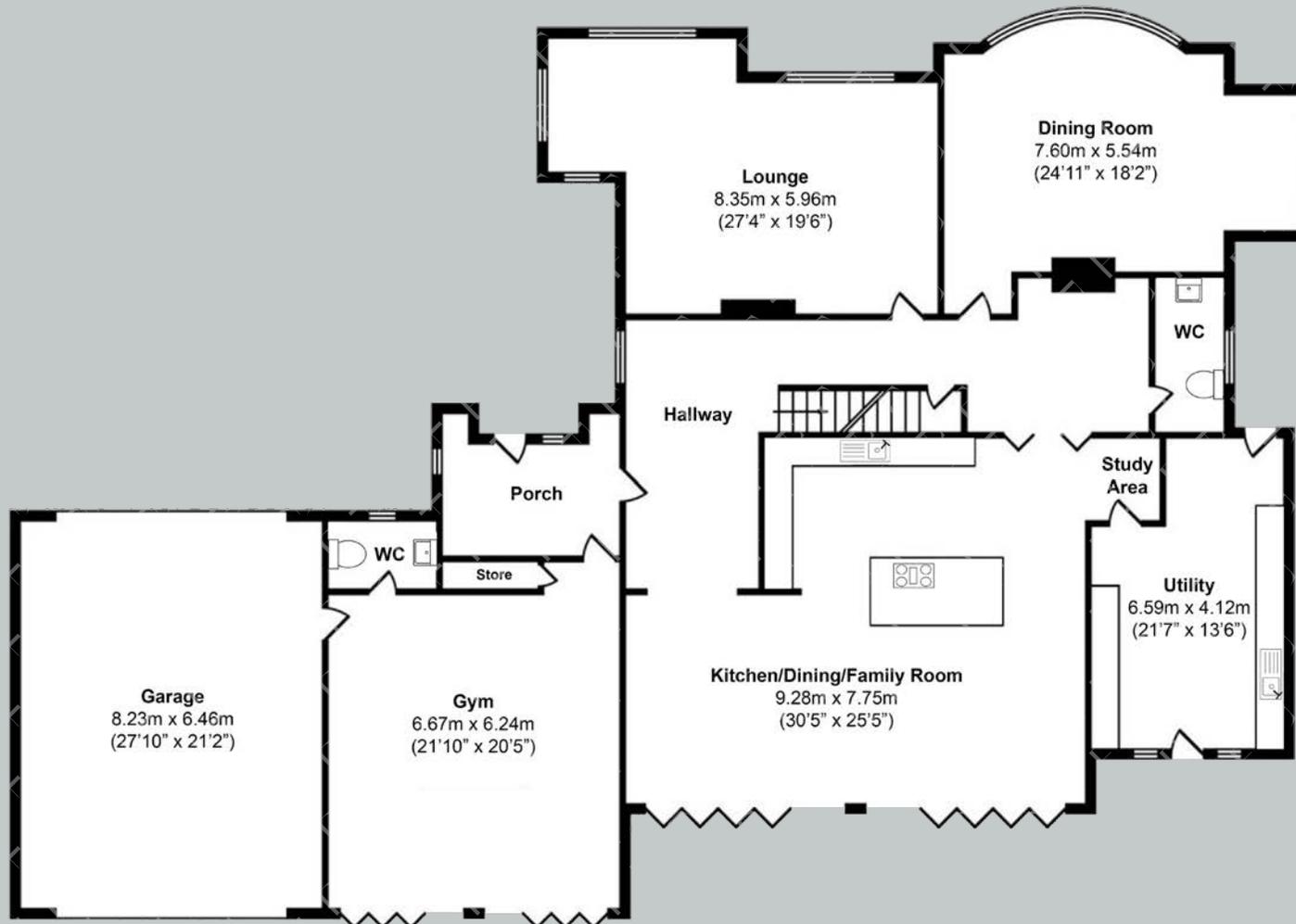


Local Information

Birkdale offers an enviable lifestyle setting, combining proximity to sandy beaches and green spaces with a thriving village centre of independent shops, cafés, bars and restaurants. Royal Birkdale Golf Club, one of the world's most prestigious courses and host of The Open Championship in 2026, lies just a mile from the property, placing championship-level golf quite literally on the doorstep. Liverpool and Manchester are both within easy reach, providing a full range of cultural, commercial and transport connections.



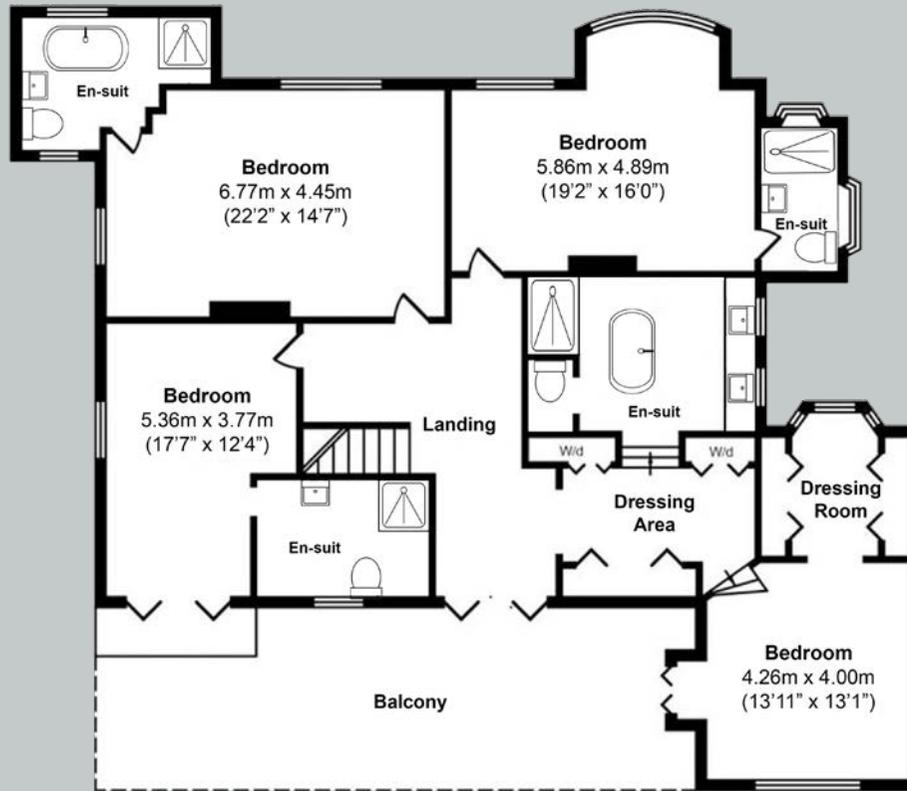
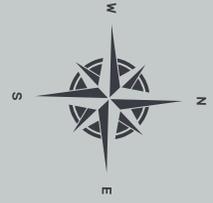
Floor Plans



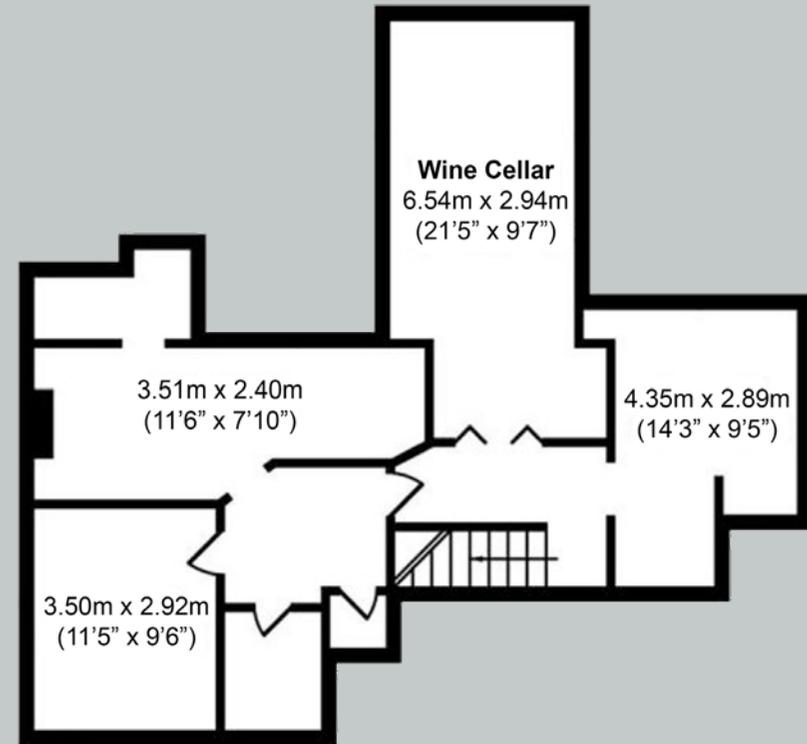
Ground Floor

Total area: approx. 573.9 sq. metre (6177 sq. feet)

Floor Plans



First Floor



Cellar

Total area: approx. 573.9 sq. metre (6177 sq. feet)

Google Maps

what3words



///door.funny.pitch

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains water and electricity, gas central heating via boiler and unvented cylinder.

Postcode

Council Tax

EPC

Tenure

PR8 2JZ

Band G

Rating D

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk



Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.