

SALES PARTICULARS

29 Rodney Street, Liverpool, L1 9EH



Key Features

- **Grade II** listed Georgian townhouse (circa 1780) – sale of the **larger part (~2/3 of the building)**
 - **3–4 bedrooms** plus an impressive **double reception** (drawing room & dining room)
 - **Magnificent first-floor drawing room** with a balcony and a connecting dining room
 - **Classic kitchen/breakfast room** with adjoining **utility / WC**
 - **Statement cantilevered full-height spiral staircase** with skylight
 - **Gas central heating**
 - **Large rear garden**
 - **Triple garage** (approx. 7.8m × 8.2m) with storage, opening to Pilgrim Street
 - **Basement** (formerly a separate flat; currently stripped)
 - **Outstanding development potential** (garage, basement, rear family room)
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Overview & Heritage

A rare opportunity to acquire the principal portion (approximately two-thirds) of a distinguished Georgian townhouse on Liverpool's historic Rodney Street, originally built circa 1780 for the Heywood banking family. Rich in architectural heritage, the property retains many original features, including a cantilevered stone spiral staircase with a Cuban mahogany handrail, mahogany doors, parquet flooring, ornate plasterwork, and several fine period marble fireplaces. The impressive first floor spans the full width of the building, comprising a grand drawing room with three full-height Georgian sash windows and a balcony, seamlessly connected to a formal dining room by mirrored mahogany double doors. A spacious rear room overlooking the garden offers versatility as an additional bedroom or family room. The second floor provides three generously sized bedrooms and a modern family bathroom. Externally, the property includes a good-sized garden and a three-car garage accessed via Pilgrim Street.

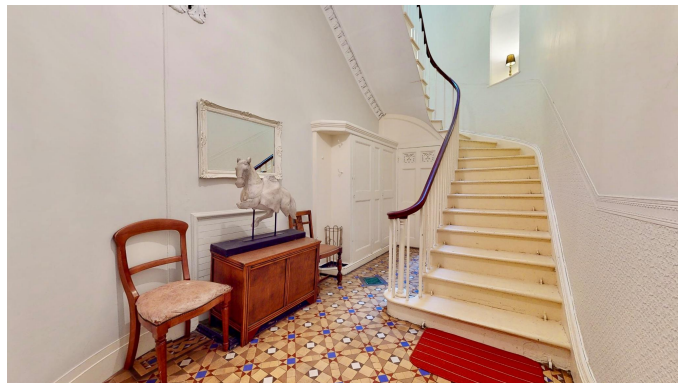
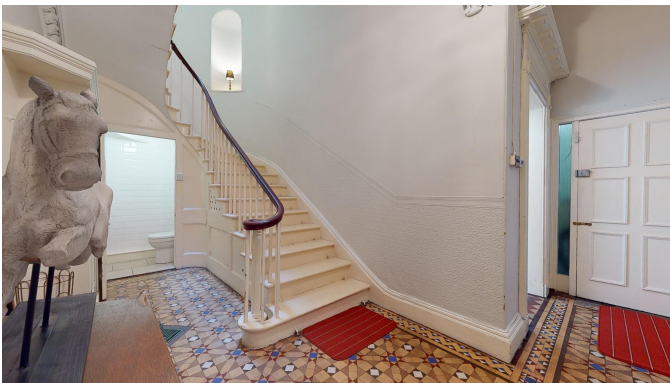
Accommodation

Ground Floor

Shared Entrance: Stone portico and steps to a **common entrance lobby** with separate doors to No. 29 and No. 29A (minor part of the building).



Main Entrance - Hallway: Original tiled floor; **cantilevered stone spiral staircase** rising to the first and second floor beneath a rooflight. The ground floor benefits from a fitted coat, cupboards & **WC**.



Study: 4.52 m (14 ft 10 in) into alcoves × 3.88 m (12 ft 9 in). Open feature cast-iron grate set in marble surround; two original Georgian sash windows with wooden shutters.

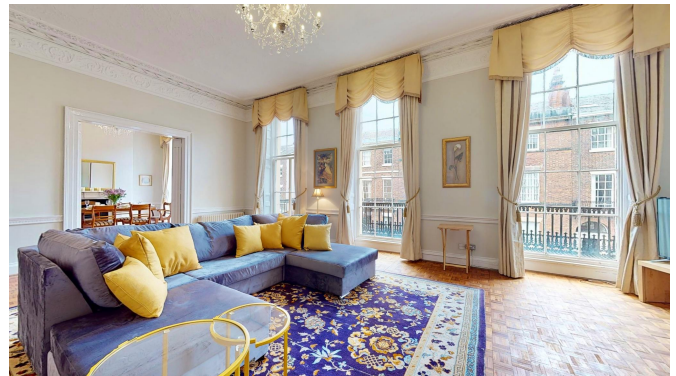


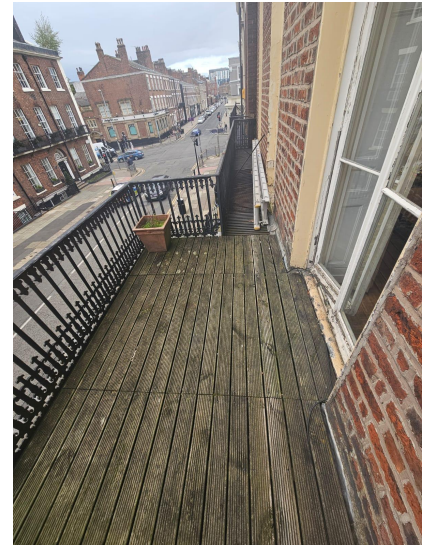
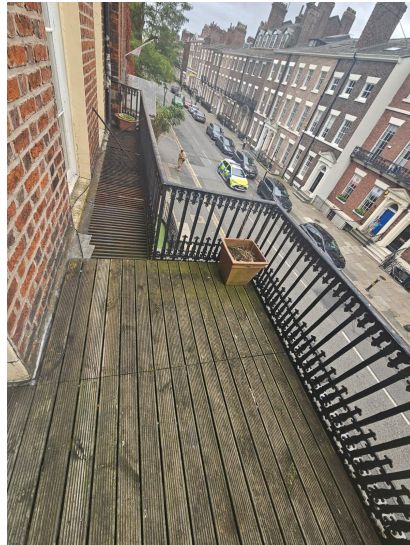
First Floor Landing - Main House

Landing serves the Drawing Room, Dining Room, and the main kitchen.



Drawing Room: 7.96 m (26 ft 1 in) × 5.47 m (17 ft 11 in). Three full-height Georgian sash windows; **double doors** to a **decked balcony (4.0 m (13 ft 2 in) × 3.5 m (11 ft 6 in))**. Open fireplace with steel register grate and ornate marble surround; **inlaid mahogany door** to landing; decorative plaster ceiling and original moulded cornice; **parquet floor**.



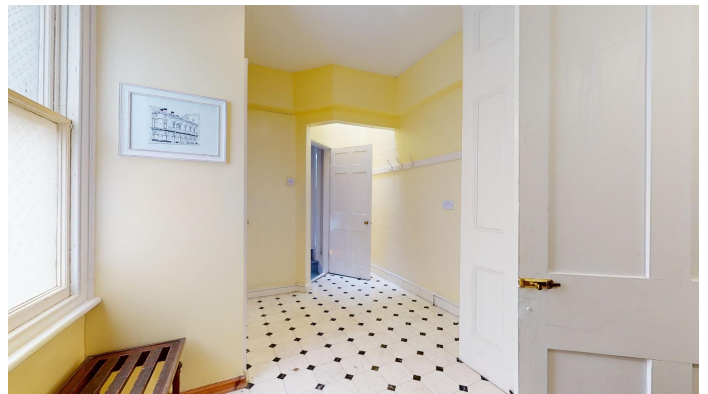


Dining Room (via double folding mirrored mahogany doors): 4.20 m (13 ft 9 in) × 4.55 m (14 ft 11 in) into alcoves. Two full-height Georgian sash windows; period cast-iron grate with marble surround; inlaid mahogany door; decorative plaster ceiling and original cornice; **parquet floor**. *Together, the drawing and dining rooms form a magnificent through-space of approx. 13 m (42 ft).*

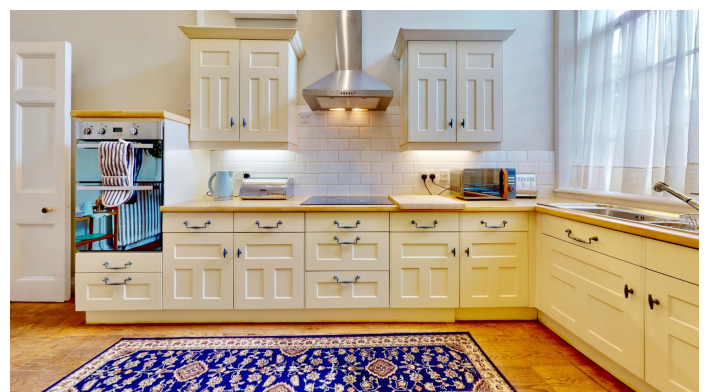




Utility Room / WC: 4.16 m (13 ft 8 in) plus recess × 2.73 m (8 ft 11 in). Original fitted store cupboards; **gas central heating boiler** in full-height airing-cupboard enclosure; space/plumbing for **washing machine** and **tumble dryer**; vinyl floor; sash window to rear.



Kitchen / Breakfast Room: 5.29 m (17 ft 4 in) × 4.53 m (14 ft 10 in). Classic fitted units with wall cupboards; **double oven**, **induction hob** with extractor, and **dishwasher**; engineered **maple** floor; large sash window over the garden.

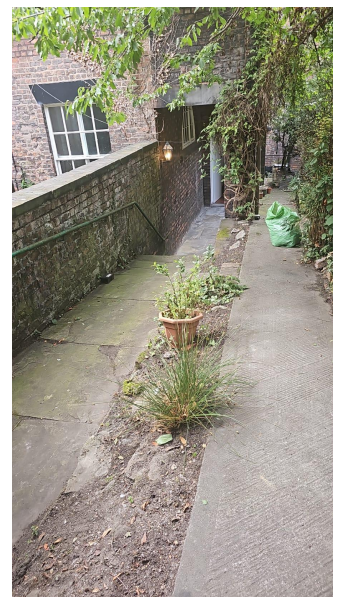
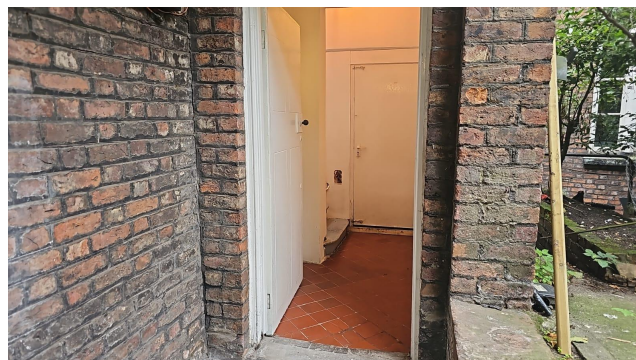
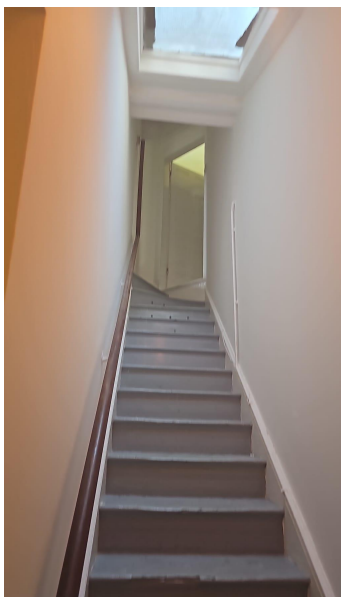
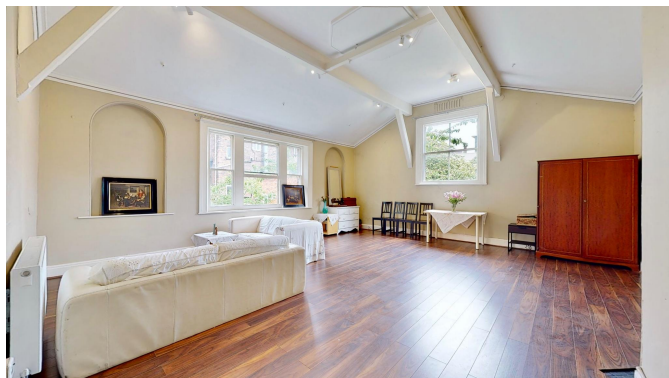




The utility room leads to the rear staircase, which provides access to the garden and the family room/fourth bedroom:

Family Room: 6.70 m (22 ft 0 in) × 5.49 m (18 ft 0 in) plus alcove. Tall feature ceiling with exposed beams; sash window to garden and high-level rear window; cast-iron grate to chimney breast; vinyl floor.

*Flexible use (cinema/games room) and could be adapted into a **separate family apartment/granny flat** by adding an **en suite** (see Development Opportunities).*

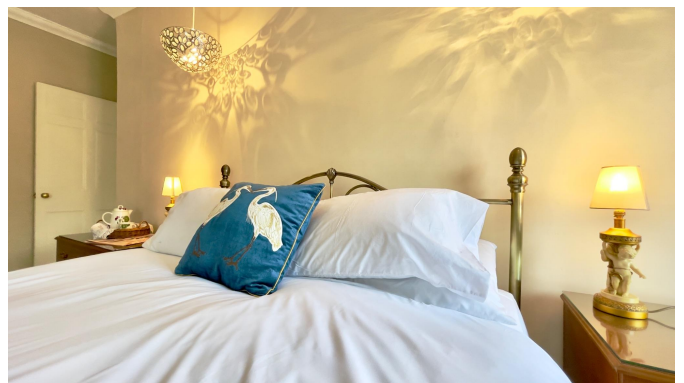


Second Floor

Landing with void above the spiral staircase rising to the rooflight; doors to three bedrooms and a bathroom.



Bedroom 1 (front): 4.56 m (15 ft 0 in) into alcove × 4.43 m (14 ft 6 in). Two Georgian-style double-glazed sash windows; feature fireplace; wash-hand basin; fitted cupboards.



Bedroom 2 (front): 5.52 m (18 ft 1 in) × 4.90 m (16 ft 1 in). Two Georgian-style double-glazed sash windows; feature a fireplace.



Bedroom 3 (rear): 5.44 m (17 ft 10 in) × 4.10 m (13 ft 5 in). Sash window with garden aspect; pedestal wash-hand basin; fitted cupboards; access hatch to tank loft



Family Bathroom: Modern tiled suite with walk-in shower, wash-hand basin, low-level WC, and freestanding cast-iron bath.



GARDEN

Tucked behind the historic buildings of Rodney Street lies a spacious, hidden garden with rare city-centre appeal. Accessed from the rear via the garage and Pilgrim Street, it offers both privacy and convenience. While it holds great potential for a fresh garden redesign, its size alone is a true asset in such a central location. Mature trees, brick walls, and natural charm create a peaceful atmosphere. A unique outdoor space waiting to be reimagined.



GARAGE

At the rear of the property is a 3-car garage approximately 7.8m x 8.2m opening onto Pilgrim Street. Pitched slate roof, remotely operated electric roller shutter door. The rear door gives access to the garden and the back door.



Tenure - The Main House

Flying freehold.

Development Opportunities (*subject to all necessary consents*)

Significant scope to increase accommodation and value, reflecting similar high-quality conversions on **Pilgrim Street** and **Rodney Street**. Sketches referenced below are **illustrative only**; all dimensions to be confirmed on site.

1) Garage Site (Pilgrim Street)

Historic consent: Planning permission was granted in 2004 for a two-bedroom apartment over the garage (not implemented).

Proposed Garage Conversion — 3-Bed Apartment (*subject to planning & listed building consent*)

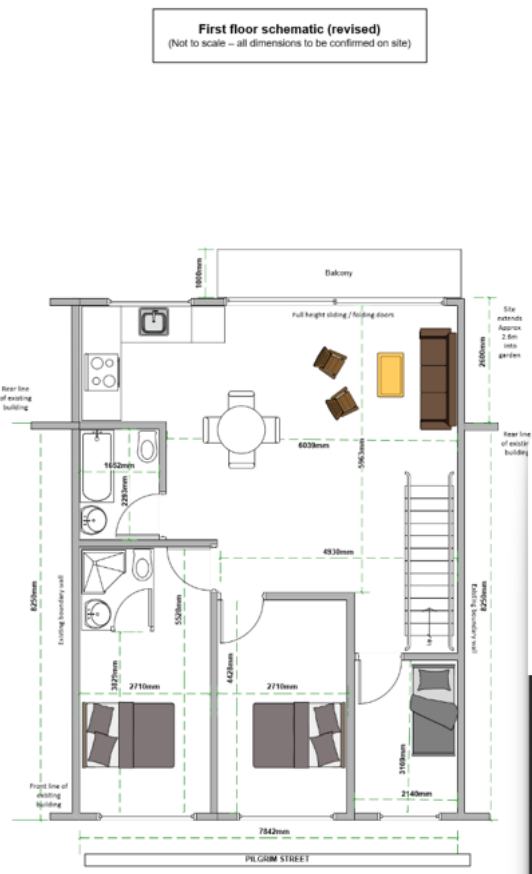
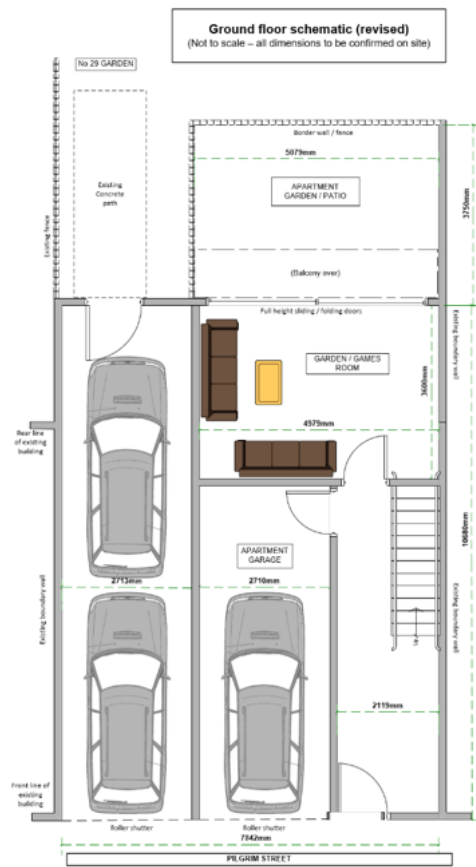
Opportunity to convert the existing garage into a stylish and functional three-bedroom apartment. The design envisions:

- Three well-proportioned bedrooms, including a master with built-in wardrobe
- Open-plan living / dining / kitchen maximizing light and flow
- Modern bathroom and potential en-suite (layout dependent)
- Smart storage throughout
- Quality finishes, energy-efficient features, and modern amenities

This conversion would transform underused space into a comfortable, self-contained unit—ideal as a rental, extended living area, or investment property.

Illustrated concept (indicative only): A three-bedroom apartment extending slightly into the garden (in line with the neighbour) while **retaining a separate two-car garage** for No. 29 with garden access to the house.

- **Ground floor (apartment):** Garage & entrance lobby to Pilgrim Street; **garden/games room** with full-width bifolds to a **private garden**.
- **First floor (apartment):** **Three bedrooms** (one **en-suite**), **family bathroom**, and a **full-width open-plan kitchen/diner/living** (~7.8 m wide × up to 6 m deep) with bifolds to a **balcony** over the garden room.
- All dimensions indicative; full design and approvals required.



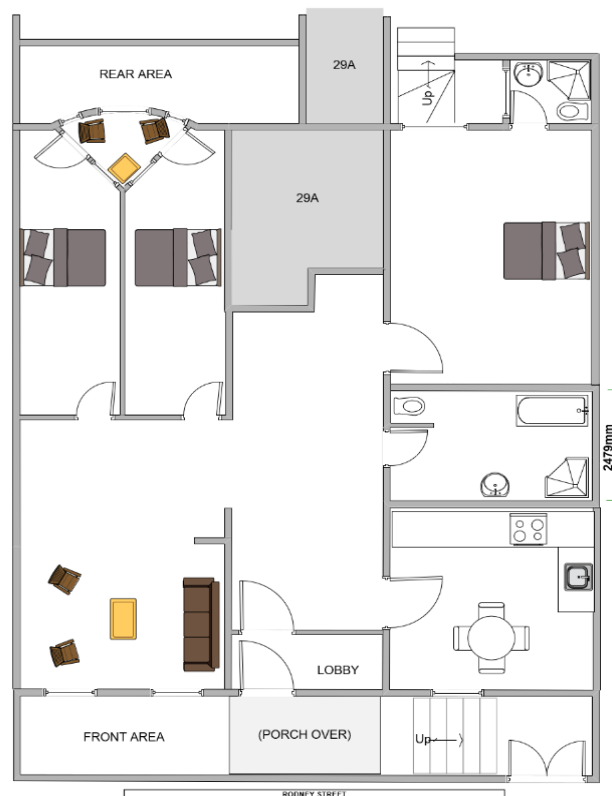
2) Basement: Separate Apartment (Option 01)

- This version explores the potential conversion of the existing basement into a self-contained three-bedroom apartment featuring a distinct kitchen and lounge area. The design intention is to create a practical, comfortable, and high-value living space suitable for professional tenants or extended family accommodation.
- **Illustrated options:**
 - Three double bedrooms
 - A separate fitted kitchen and lounge.
 - A modern bathroom with provision for both shower and bath.
 - Independent entrance and full compliance with fire escape and damp-proofing regulations.
- This document represents the initial feasibility concept (Version 1) for consultation with architects, building control, prior to detailed drawings, cost planning, and planning submission.

29 RODNEY STREET BASEMENT Version 1 : Three Bedrooms

This drawing is a sketch intended to illustrate a possible layout for the basement at No 29 Rodney Street. It is not intended to be an architect's drawing. Dimensions shown are illustrative only and must be confirmed on site.

This illustration shows the basement laid out as a three bedroom apartment with access from street only.



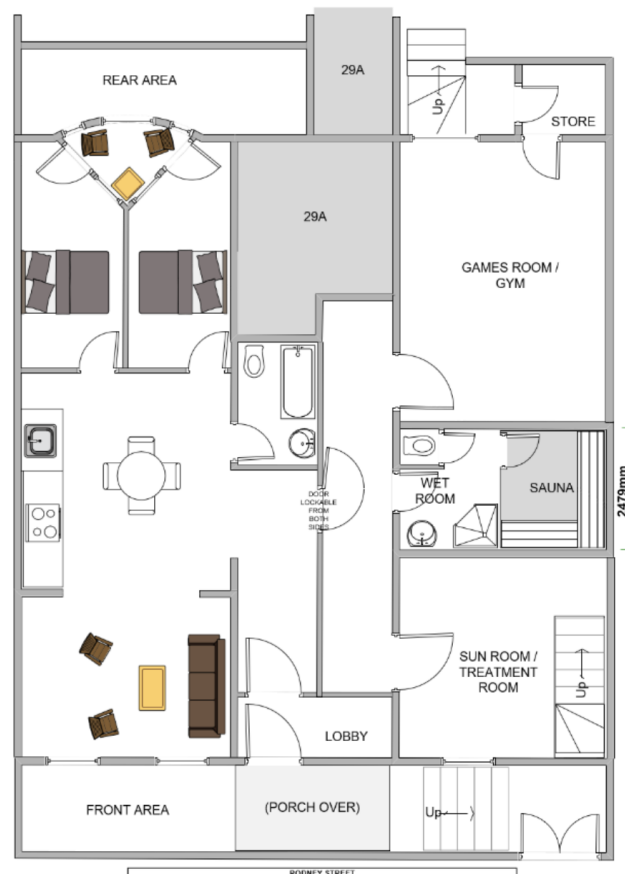
3) Basement: Spa / Health Facility & Separate Apartment (Option 02)

- **Status:** Former separate flat (29B); stripped back after non-compliance; currently **Council Tax-exempt**.
- **Illustrated options:**
 - **Internal stair** inserted from the **ground-floor study** to the **front basement room**.
 - **Commercial/wellness use:** The ground-floor study could serve as **reception**; the room below as **sun/treatment room**; to the rear a **sauna/wet room with WC**; further back a **weights room/gym**; and at the very rear a **store** with door to **external stone steps** connecting to the base of the main back stairs.
 - A **partition wall** would separate these rooms from a **self-contained basement apartment**, with a **lockable interconnecting door** providing optional through-access.
 - **Two apartment layouts** are illustrated (bedrooms to front **or** to rear). The grey-shaded area denotes the **29A basement**, accessible only from **No. 29A**.
- The tall **family/games room** can serve multiple purposes (e.g., **private cinema**).
- With the addition of an **en suite**, it could become a **self-contained family/granny flat** within the main building, benefiting from **discreet access** via **Pilgrim Street** and the **back door**, if desired.

29 RODNEY STREET BASEMENT Version 2 : Bedrooms at rear

This drawing is a sketch intended to illustrate a possible layout for the basement at No 29 Rodney Street. It is not intended to be an architect's drawing. Dimensions shown are illustrative only and must be confirmed on site.

There is an option for a connecting door lockable from both sides to allow access to the apartment from the basement health spa and vice versa.

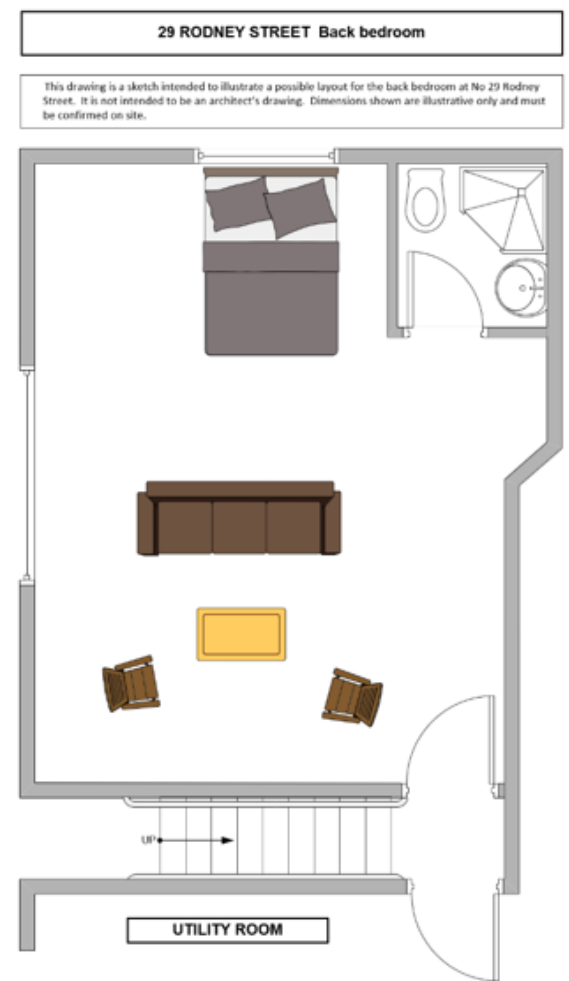


4) Versatile Studio or Granny Annex Opportunity

The spacious rear room of the property offers outstanding potential to be transformed into an independent studio or self-contained granny flat. With its generous ceiling height, feature beams, and large window allowing in ample natural light, this space already feels open and inviting.

There is scope to incorporate a compact kitchenette and en-suite bathroom, making it ideal for multi-generational living, guest accommodation, or rental income. The existing fireplace adds character and warmth, while the solid wood flooring gives a modern yet homely touch.

Whether used as a private retreat, creative workspace, or independent living suite, this room presents a fantastic opportunity to enhance both the functionality and value of the home.



Important Notes

- **Listing:** The property is **Grade II** listed. Any alterations may require **Listed Building Consent** in addition to **Planning** and **Building Regulations** approvals.
 - **Illustrations & Measurements:** All sketches are **illustrative**; any **dimensions** quoted are **approximate** and must be verified on site.
 - **Services & Appliances:** Not tested. Buyers should satisfy themselves as to condition and suitability.
 - **Availability & Boundaries:** Interested parties should rely on their own enquiries and searches for confirmation of title, boundaries, and any rights of way/easements.
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Enquiries

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