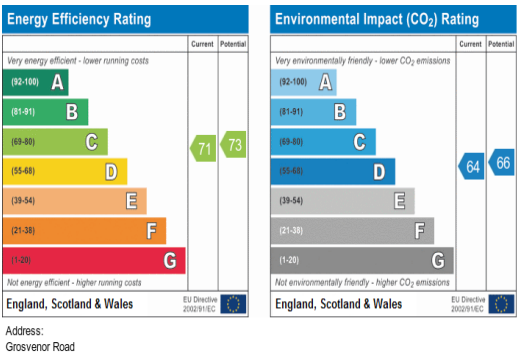
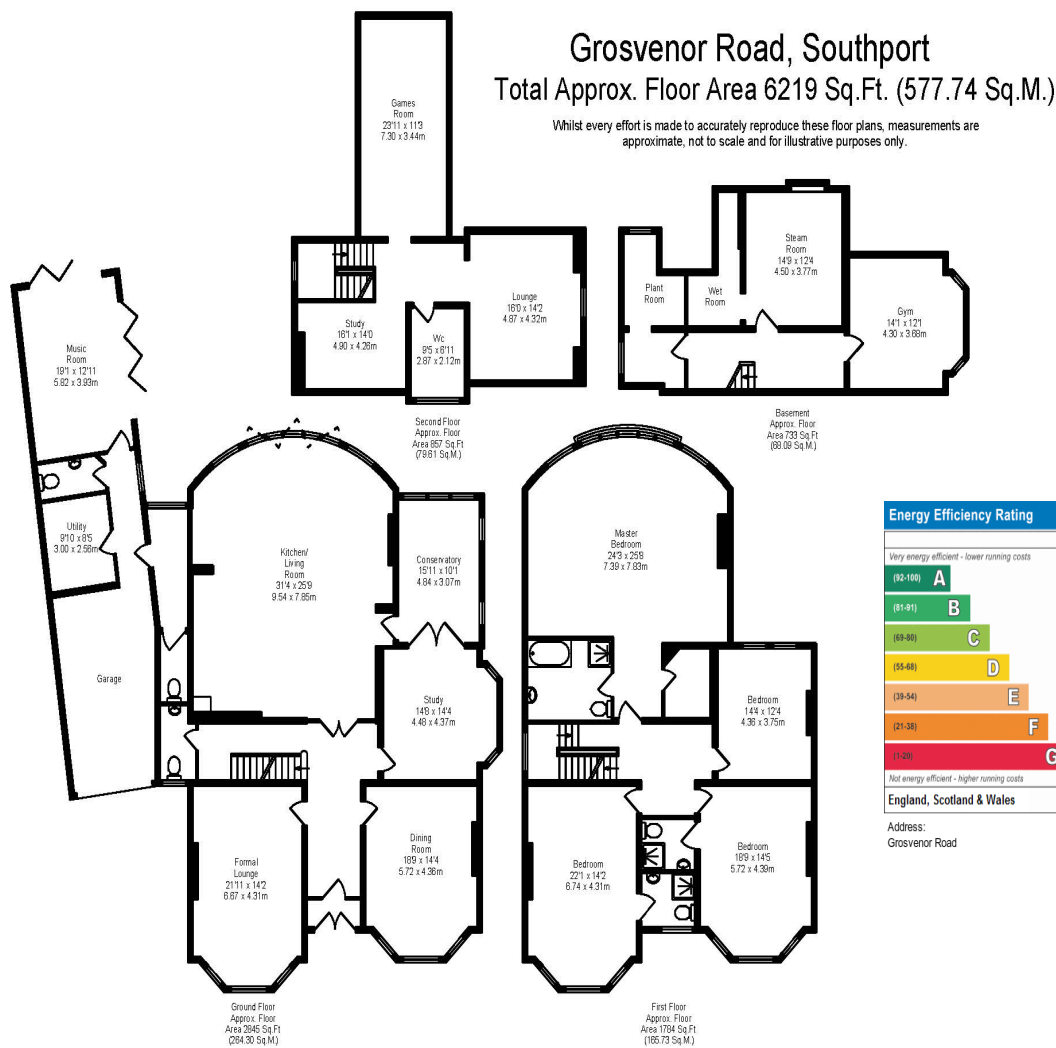




24 Grosvenor Road, Birkdale



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Asking Price £1,250,000

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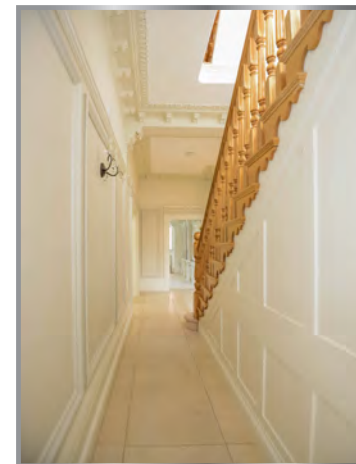
This truly unique 6200 square foot Victorian mansion not only retains its stunning character but has been modernised to an almost unassailable standard to create a home of the type and quality which rarely becomes available on the open market. Simply put - this is one of the most outstanding homes Arnold & Phillips have ever had the pleasure of marketing.

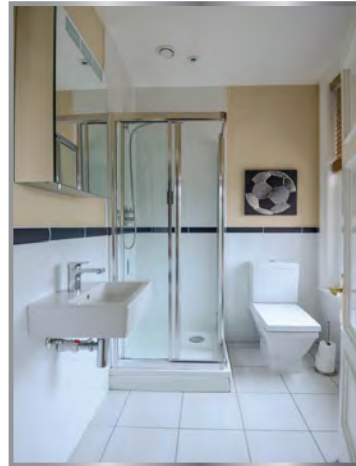
Having been comprehensively upgraded, enhanced and extended by our clients, with the highest quality fixtures and fittings utilised throughout, entertainment sound system and audio visual is piped throughout the house and recently updated with the latest software. Solar heating/hotwater, viessmann boiler with whole house heat recovery. Also modern and luxurious appointments creating an opulent home which is simply a triumph in design and style.

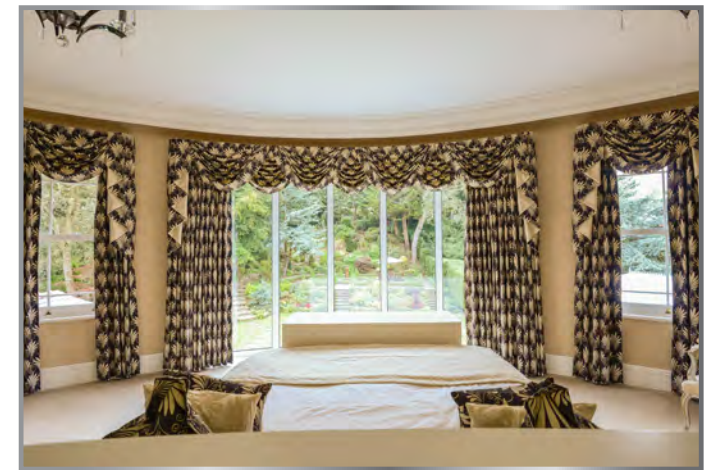
From outside, the façade is Victorian architecture at its finest and this regal opulence continues throughout the properties living spaces with beautiful rooms bathed in natural light from the huge windows. The home's character blends seamlessly with contemporary elements such as the Control4 Smart Home system, under floor heating, sound system, mood lighting, state of the art security system, stylish sanitary ware and breath taking fitted kitchen.

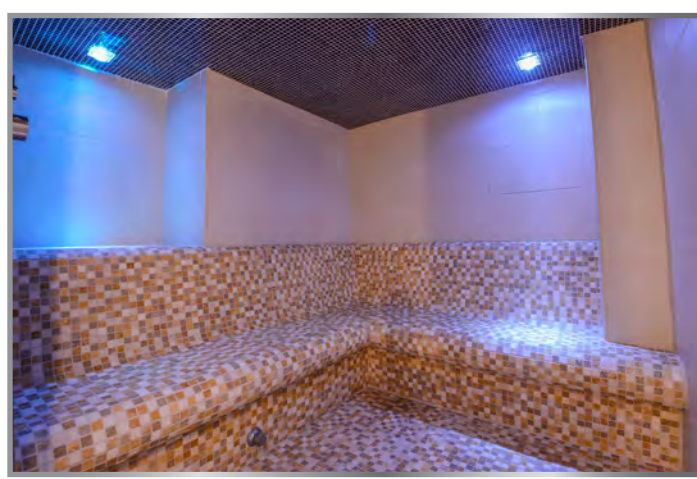
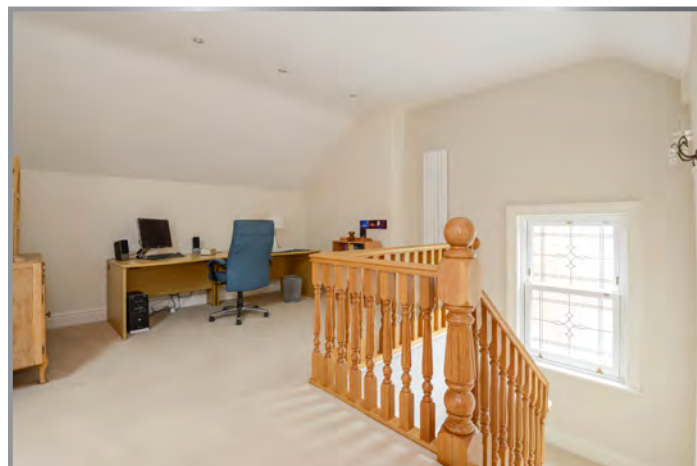
Accommodation is arranged over four inviting levels with highlights including reception hallway with hand turned oak balustrade, lounge, dining room, study/library with quality hand crafted units, sun room, huge open plan dining kitchen/family room with bi-folding doors out onto the patio, music room, utility room and two downstairs cloaks/wc. On the lower ground floor there is a gym, steam room, wet room and a plant room. On the first floor there are four double bedrooms, all of which have en-suite facilities, with the breathtaking master suite having a huge picture window giving aspects over the stunning gardens. There is also a walk in wardrobe and a four piece en-suite. On the second floor there is a games room, lounge, study and a wc. Special mention should be given to the quite outstanding kitchen which affords an array of units and top of the line Gaggenau and Miele appliances, granite work surfaces and a polished limestone flooring.

Occupying an enviable position along Grosvenor Road, the property rests on a large private plot set behind electronic gates with intercom access. The 'in and out' driveway gives access to a garage whilst to the rear the huge landscaped garden is South facing and includes immaculately manicured lawns with an abundance of flora and with box hedging, stone paved patios and mature trees the gardens are a delight and offer areas ideal for children, as well as being just perfect for entertaining on any level. The area in general is noted for its varying types and styles of prestige property. There is easy access to Southport town centre and Birkdale village with its wonderful shopping facilities and amenities









EXQUISITE *taste...*

