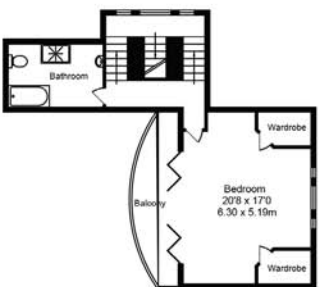


St. Lukes Grove, Southport

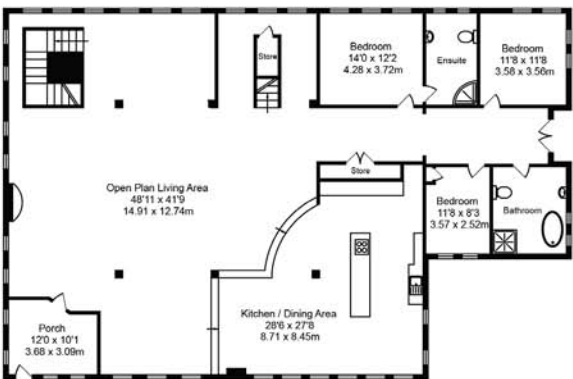
St. Lukes Grove, Southport

St. lukes Grove, Southport
Total Approx. Floor Area 7427 Sq.ft. (690.0 Sq.M.)

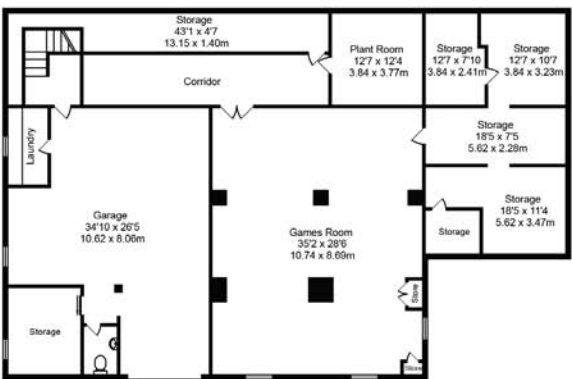
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



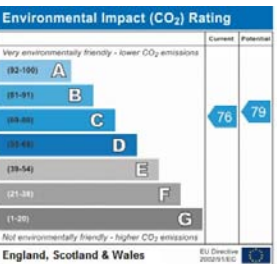
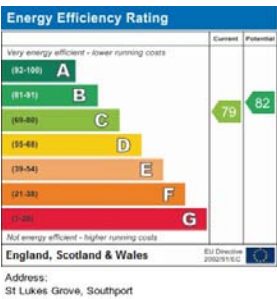
Second Floor
Approx. Floor Area 689 Sq.Ft (64.0 Sq.M.)



Ground Floor
Approx. Floor Area 3358 Sq.Ft (312.0 Sq.M.)



Basement Floor
Approx. Floor Area 3390 Sq.Ft (314.0 Sq.M.)



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Asking Price £795,000

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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are delighted to bring to market a rare opportunity to acquire one of Southport's most distinctive and characterful properties. This magnificent family home has been masterfully converted from the old church hall of St. Luke's church, into an exceptional four bedroom residence, spanning in excess of 7,400 square feet.

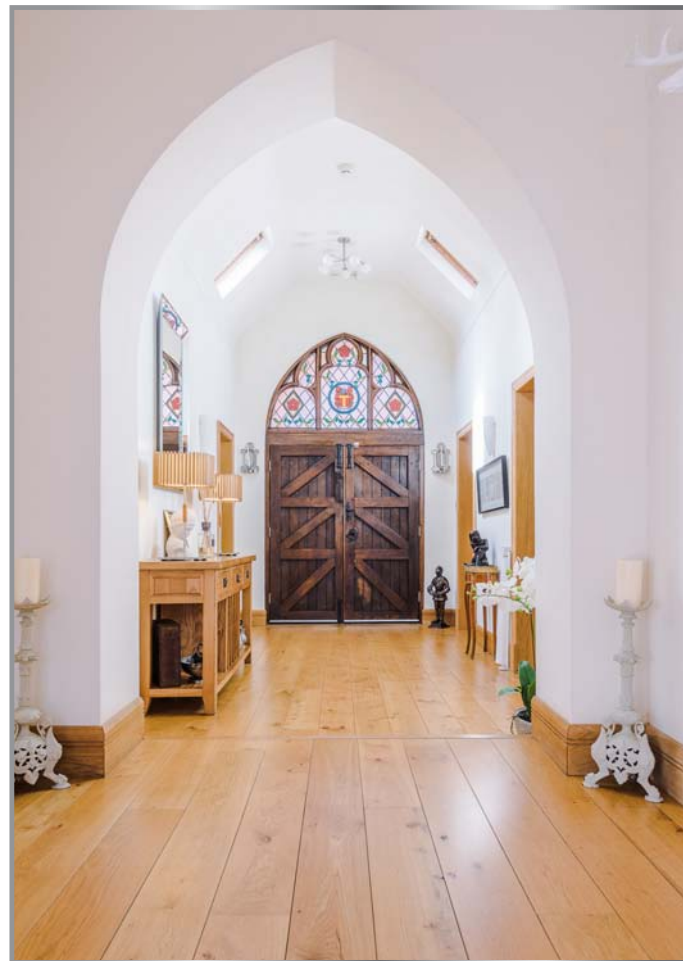
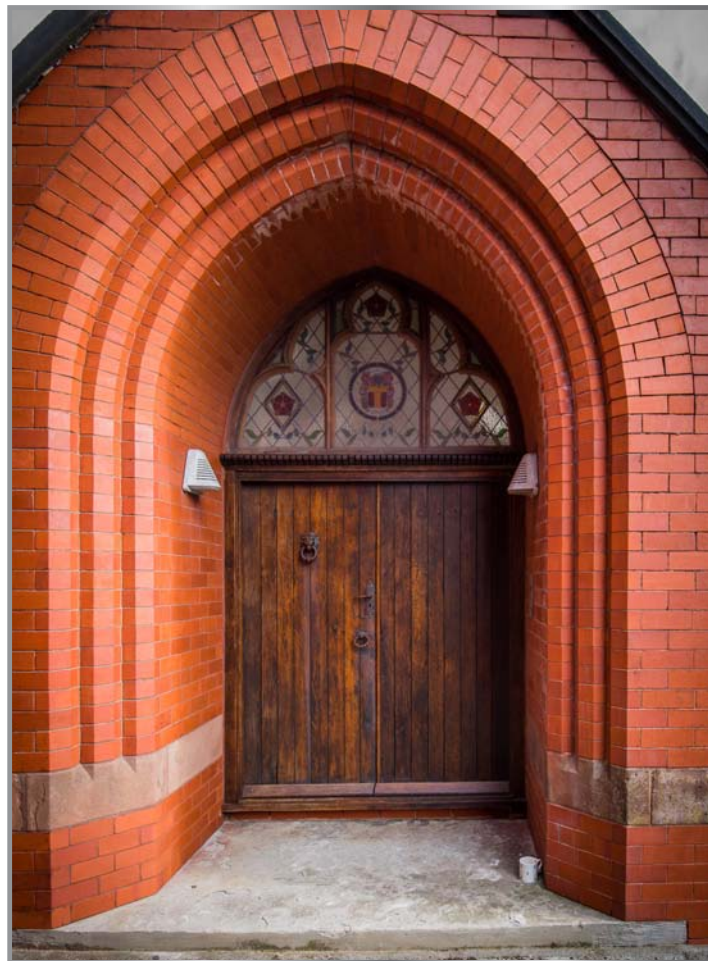
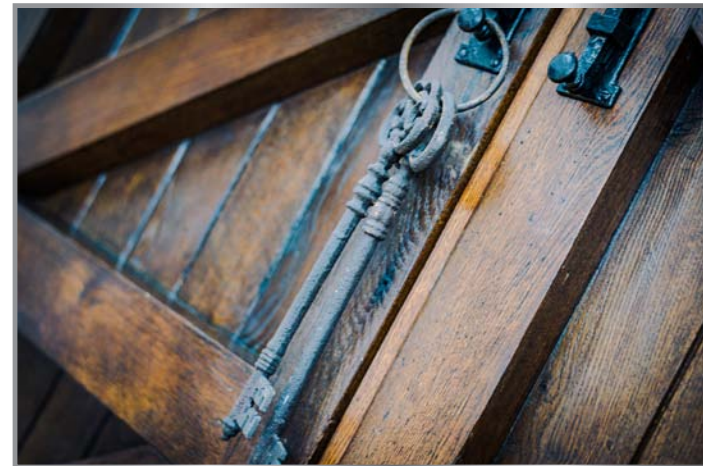
The current owners of this property have worked diligently and conscientiously to carefully blend the tradition, grandeur and history imbued within the original building, with a modern and contemporary aesthetic that complement each other exquisitely and combine to create a truly stunning place to call home.

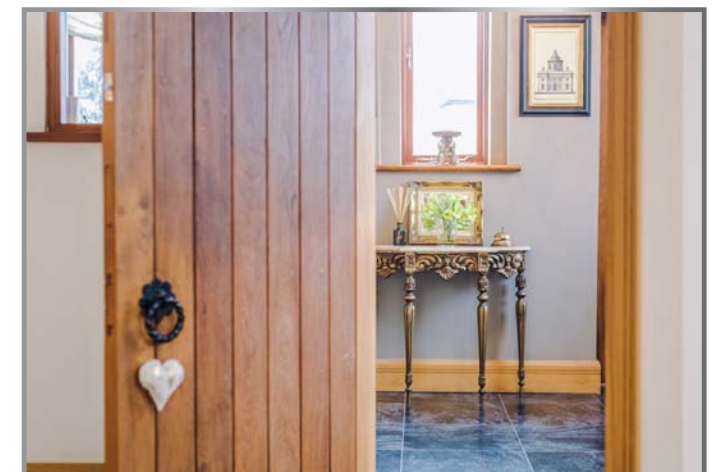
Located behind traditional red-brick ornate gates, this impressive conversion is accessed via a picturesque stair case and into a large entrance porch, which in turn, leads through to the main living area of this property, which although all in one space, has cleverly been divided up into separate living spaces. One can only marvel at the marriage of both the traditional and modern architecture on display within this intriguing family home. At the far end of this immaculate contemporary space is the recently fitted modern kitchen providing a range of wall and base units and is complimented by a large island, completed with a premium solid surface worktop and boasting a range of integrated Miele appliances. Further on from the premium kitchen there are three well-proportioned family bedrooms, one of which benefits from en-suite facilities and a separate large family bathroom, which has been designed and fitted to the highest standards, providing a large shower area, free-standing designer bath and stylish w.c and vanity sink.

The basement floor houses the expansive underground garage, additional storage rooms and large games room. There would be plenty of potential to add another two bedrooms here if required.

The top floor is accessed by a grand oak staircase and flows through to a large master bedroom with stunning rustic timber beams and benefits from an opulent modern en-suite bathroom. The bedroom leads out through double oak and glass doors to a separate minstrels gallery, overlooking the magnificent living areas below.

Externally there are beautifully landscaped gardens and off-road parking for multiple vehicles, with dual access capabilities into the property. Seldom do property of this character, magnificence or stature come to market and as such internal inspection of this historical building is essential to fully appreciate and marvel at this stunning design. Early viewing is highly advised to avoid disappointment.









MASTERFULLY *converted...*

TRADITION, GRANDEUR & *history...*

