

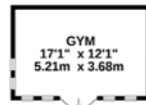


Southport: 01704 778668 arnoldandphillips.com
 Ormskirk: 01695 570102 Chorley: 01257 241173

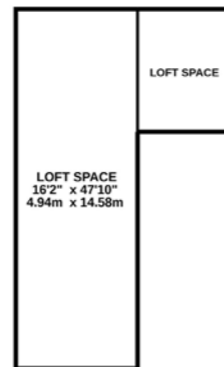
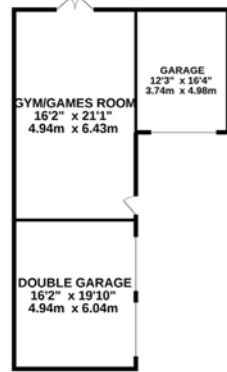
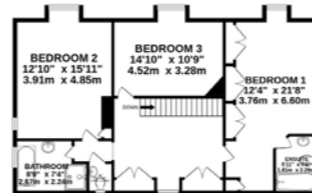
ARNOLD & PHILLIPS
 ESTATE AGENTS



GROUND FLOOR
 2291 sq.ft. (212.9 sq.m.) approx.



1ST FLOOR
 1918 sq.ft. (178.2 sq.m.) approx.

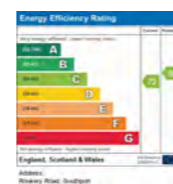


TOTAL FLOOR AREA : 4209 sq.ft. (391.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



THE LUXURY PROPERTY SPECIALISTS

Rookery Road, Southport
Asking Price £1,300,000



It is with pleasure that Arnold & Phillips bring to market this incredibly special three/four bedroom detached family home, centrally positioned within a private and beautiful plot along Rookery Road in Churchtown, Southport.

This bespoke Grade II listed family home has been painstakingly handcrafted over the generations and the present owners have spared no expense in bringing to life one of the areas finest properties.

Residing behind attractive timber electric security gates and with off-road parking for multiple vehicles, this stunning property dates back to 1928 and provides a wealth of unique and intricate features. Exuding character from all aspects, a brand new green West Moreland slate roof with gorgeous diminishing return has recently been installed over both the main house and annexe and contributes to the beautiful aesthetics on display.

The ground floor provides a large centrally located reception hallway, finished with beautiful original wooden detailing and flows left to the premium dining kitchen, hand crafted by luxury kitchen designers 'Small Bone' in high-end walnut design and boasting solid surface granite work-tops, breakfast bar, mirrored finish floating plinth and premium Miele appliances and multi-functional adjoining utility room. The right of the property provides a formal dining room with a one of a kind central fireplace and wooden surround, which in turn flows through to a rear sun room with expansive patio doors, flooding the area in an abundance of natural light. The main living room is situated to the rear of the ground floor and enjoys a beautiful outlook over the professionally landscaped rear gardens. An office or additional internal fourth bedroom complete the ground floor accommodation.

The first floor provides three well proportioned double bedrooms, all of which are decorated to a high level, with stunning intricate features including rustic overhead timber beams and clever storage solutions, with the master enjoying high-end integrated wardrobes and fully tiled lavish en-suite bathroom facilities designed by premium designer 'Phillipe Starck'. The property is well served by a modern family bathroom providing designer freestanding bath, bottle-drop wall unit pedestal wash hand basin, WC and large shower area, all fully tiled with rustic timber beams overhead.

Externally a separate and extensive triple garage adjoins the fully detached ground floor annexe, which is presently utilised as a games and entertainment room, but could be used perfectly as ancillary annexe accommodation. A modern timber cabin to the rear of the garden is presently utilised as a gym but could also double up as an additional office or luxury summerhouse.

Residing within beautiful and well-established gardens and abundantly private, this stunning property extends to in excess of 4,200 square feet of luxury living accommodation and is surrounded by established plants, trees and carefully considered design aesthetics. Internal inspection is a must to fully appreciate all this unique and refined residence has to offer.





KEY FEATURES

BREATH TAKING GRADE II LISTED
DETACHED HOME

STUNNING PERIOD FEATURES

IN EXCESS OF 4200 SQ FT

THREE/FOUR BEDROOMS

PREMIUM DINING KITCHEN

OFF ROAD PARKING FOR
MULTIPLE VEHICLES

TRIPLE GARAGE

BEAUTIFUL, WELL-ESTABLISHED
GARDENS

