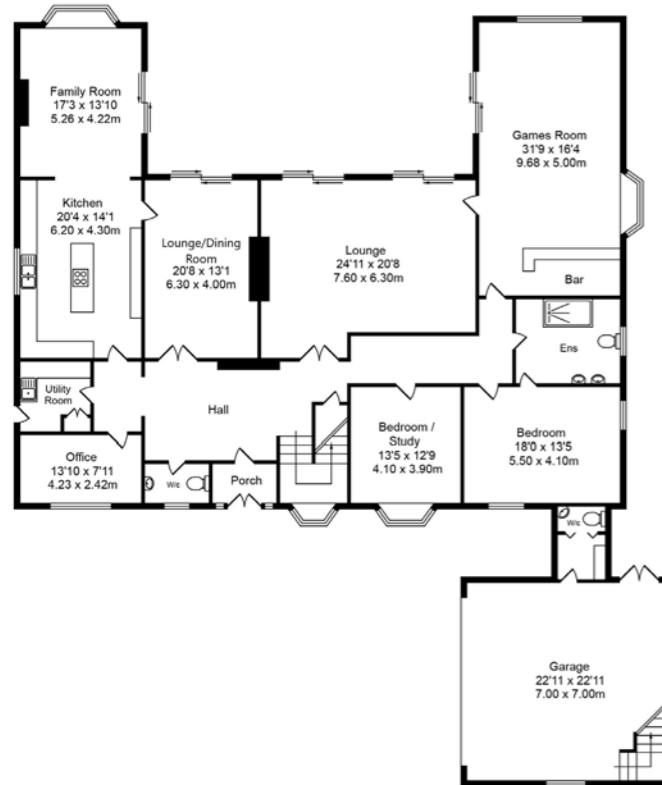




Southport: 01704 778668 Parbold: 01257 442789
 Ormskirk: 01695 570102 Chorley: 01257 241173
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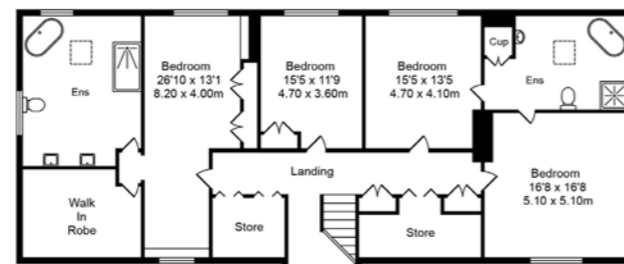
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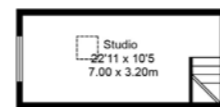
Ground Floor
 Approx. Floor Area 3772 Sq.Ft (350.4 Sq.M.)

Total Approx. Floor Area 6000 Sq.ft. (557.4 Sq.M.)

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



First Floor
 Approx. Floor Area 1994 Sq.Ft (185.3 Sq.M.)



Over Garage
 Approx. Floor Area 234 Sq.Ft (21.7 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years
 Years Remaining on Lease: 964 years
 Ground Rent: £200 p.a.
 Service Charge: No Charge Payable
 Council Tax Band: H
 Details Prepared: 08/03/2024

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

Granville Road, Birkdale
 Asking Price £1,650,000



Arnold & Phillips are proud to offer for sale this truly exceptional and unique property situated at one of Birkdale's most sought-after addresses. This magnificent home has been upgraded and invested in significantly by the current owners, resulting in an impeccable level of finish and an almost impossible standard being achieved.

Spanning an impressive 6,000 square feet, this beautiful home offers 6 bedrooms, 3 en-suites and spacious reception rooms that provide flexibility for everyday family living and grand-scale entertaining. The interior boasts the finest quality fixtures and fittings, carefully selected by our clients with great attention to detail.

As you approach the property through its substantial electronic gates, a long tree-lined driveway greets you, leading to a generously sized and private plot with an almost park-like setting. Upon entering the interior through large double entrance doors, you are welcomed into a spacious reception hall featuring a Chesney cast iron log burning fireplace with an impressive Portuguese limestone surround.

The home continues to impress with light and bright rooms, including a games room with a full-size snooker room and bar area. A huge open plan lounge with two sets of sliding patio doors that lead out into the gardens, a formal dining room/second living room with feature fireplace and sliding patio doors to outside. The two family bedrooms on the ground floor are generously proportioned with one having access to 4-piece wet room, there are also integrated wardrobes, and ample storage solutions.

The contemporary Rational German kitchen is a masterpiece, meticulously designed and presented in a stunning high gloss finish. It is equipped with top-of-the-line GAGGENAU and SUB-ZERO appliances, distinctive premium granite work surfaces, and a contemporary tempered glass breakfast bar. The kitchen seamlessly flows into the adjoining open-plan family room, centred around an attractive premium inset living flame electric fireplace, creating a modern hub for family living. The ground floor is rounded off with a home office, a handy two-piece cloaks and a practical utility room.

The first floor offers four well-proportioned bedrooms, a modern family bathroom with a wet-room style double shower finished with stylish modern tiling, and a walk-in wardrobe/dressing room. The landing area also offers an array of built in cupboards providing ample storage. The beautifully landscaped gardens offer a pleasant outlook and can be enjoyed from all of the bedrooms.

Externally, the property features an oversized 2-car garage with an upstairs space currently utilized as an additional office/store area, but could easily be transformed into a gym, office space, or art studio. The front of the property showcases a stunning ornate stone water-fountain turning area surrounded by colorful flowers and intricate design. The expansive front gardens, bordered by a mix of striking plants, trees, flowers, and shrubs, create an exceptional show garden. The rear of the property boasts professionally landscaped gardens, spacious patio areas ideal for al-fresco dining, and a magnificent rock-garden and natural water feature display. Additionally, there is an additional 'secret' garden, further enhancing the already impressive outdoor space.

The sought after location is extremely desirable and for golf enthusiasts, the prestigious Championship Golf Courses, including the renowned Royal Birkdale, are conveniently located nearby. The vibrant village centre, with its diverse range of shops, bars, and restaurants, is just a short distance away, perfect for those with an active social calendar. Highly respected public and private schools are easily accessible, making this property an excellent choice for families. Convenient transport links ensure that the whole family is well connected within this thriving community.





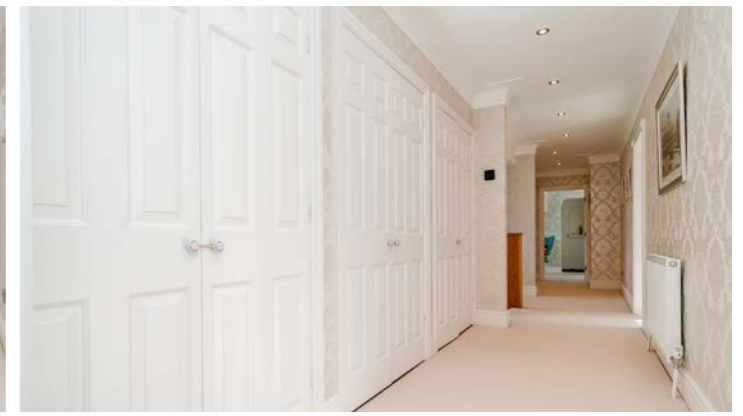
KEY FEATURES

- Truly Exceptional Detached Home
- Six Bedrooms (Three En-Suites)
- Circa 6000 Square Feet
- Premium Kitchen with Top-Of-The-Line Appliances
- Professionally Landscaped Gardens
- Generous Private Plot
- Oversized 2-Car Garage
- Ample Off-Road Parking
- Secure Electronic Gates
- Sought-After Birkdale Address













KITCHENS
ARE MADE
FOR
FAMILIES
TO
GATHER