



## Beaconsfield House, Woolton, Liverpool, L25 6EQ

- Exceptional Five Bedroom Grade II Listed Property
- Expansive Living Proportions with Plenty of Charm
- Impressive Open Plan Kitchen Diner, Utility & WC
- Family Bathroom Suite & Separate Shower Room
- Enjoys Secluded Location in Sought-After Woolton
- Entrance Hall, Family Lounge, Conservatory & Study
- Four Double Bedrooms with Ensuite to the Master
- Serene Gardens, Off Road Parking & Double Garage



£1,700,000



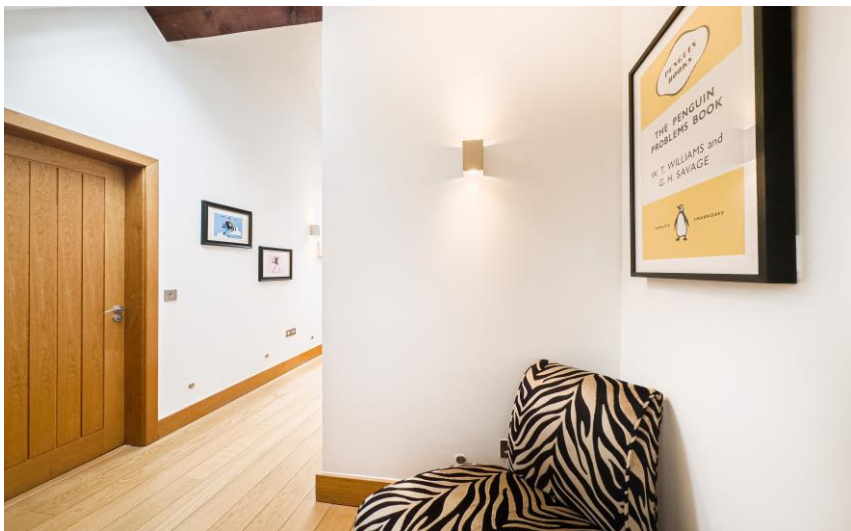




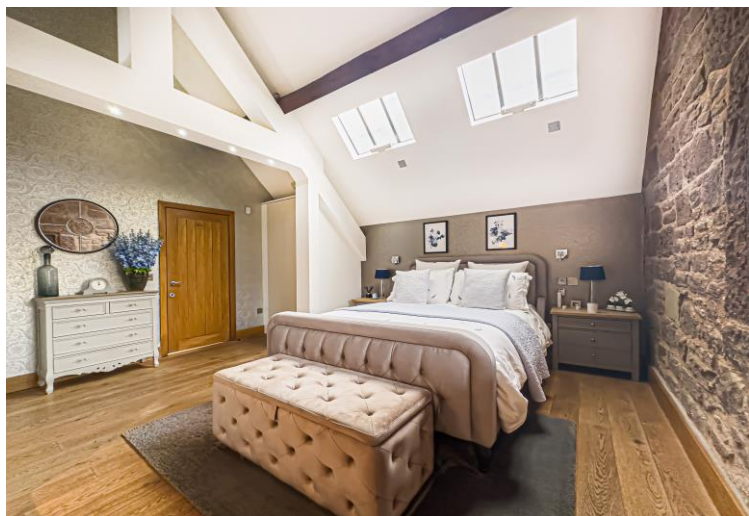














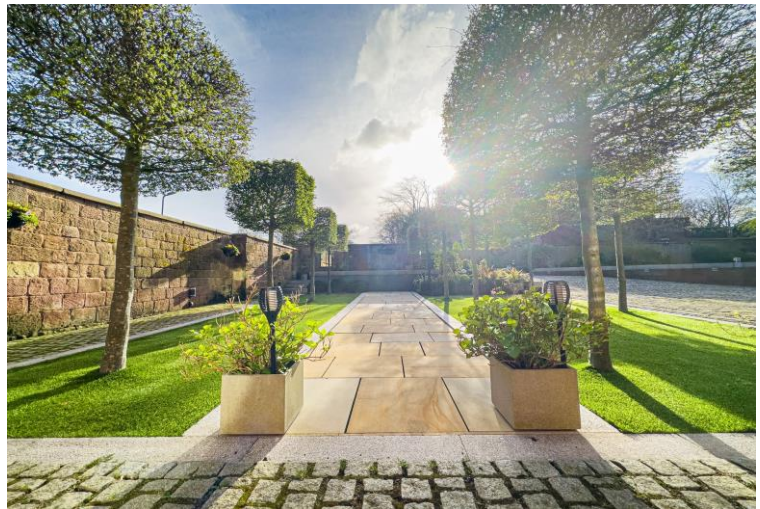




















## Description

Exceeding all expectations is this show stopping five bedroom detached residence, enjoying a prime location in the highly sought-after and affluent suburb of Woolton, L25. Situated on Beaconsfield Road, the property is accessed via a secure electric cast iron gate with intercom system, set within picturesque grounds which offer seclusion, with a grand driveway leading you up to this incredible home. Originally comprising three sandstone townhouses dating back to the 1830s, this grade II listed property stands as the sole surviving original building from the Beaconsfield estate. The residence boasts an enchanting frontage, exuding an abundance of character, with twelve topiarised Beech trees lining the walkway. Having undergone a magnificent renovation over the years, including a sandstone extension, this home offers exceptionally generous living proportions and thoughtfully designed interiors throughout. A plethora of original features are combined effortlessly with more contemporary design aspects such as Mica Italian wallcoverings, underfloor heating spanning both levels and premium materials such as Corian and Porcelanosa tiles, creating a living atmosphere that feels both charming and luxurious. As exclusively appointed agents, we are confident that this will make an incomparable and enviable forever home for a lucky family.

Upon entering the property, you are greeted by a striking entrance hall which makes a fabulous first impression, setting a precedent for the spectacular ground floor accommodation to follow, which features stylish plantation shutters and neutrally coloured Porcelanosa tiled flooring throughout, offering the added luxury of underfloor heating. The entrance hall boasts a vaulted ceiling with two sets of elongated windows, flooding both levels with daylight, whilst the open solid wood staircase, accented with transparent balustrades, ascends to the first floor. At the heart of the home is an impressive open plan kitchen diner, which has evidently been finished to the very highest specifications, boasting a vast array of sleek fitted wall and base cabinetry, complementary Corian countertops providing plentiful surface space, mirrored splashbacks and a stainless steel dual sink. The kitchen also boasts a range of high-end Küppersbusch appliances, such as a coffee machine and double ovens, as well as a newly installed Fisher and Paykel microwave. There is a bespoke stainless-steel central island unit featuring a sleek glass breakfast bar, ideal for more casual dining, dedicated beverage coolers, and an integrated Küppersbusch induction hob equipped with a Teppanyaki wok, perfect for those who love to cook in style. The kitchen flows seamlessly into an expansive living and dining area which enjoys views of the property's frontage, featuring an eye-catching floor to ceiling window which floods the space with natural light, illuminating the high-quality finishes. A recently serviced and upgraded cutting-edge 'Control 4' system features an integrated entertainment and speaker system that allows multiple channel viewing in each room, spanning both levels of the house. This technology extends to the inbuilt TV furniture within this space, creating a delightful ambiance for enjoying family mealtimes and entertaining guests. All aspects of the tv system, alarm and CCTV can also be controlled via mobile app. Following the kitchen is a formal living room, which is as welcoming as it is luxurious, providing an ideal space to relax as a family, finished with a sophisticated décor and chic downlighting, as well as an eye-catching feature wall decorated with a dark Mica wall covering. The floor to ceiling windows illuminate this space in daylight, however there is the option to immerse the room in darkness, courtesy of attractive plantation shutters that

cover the windows. From here, the stunning orangery can be accessed via sliding patio doors. An extension of the original building crafted from sandstone blocks, this stays true to the home's aesthetic integrity, seamlessly blending with the original architecture. Enjoying bifold doors out to the rear terrace and a full-glass apex roof, which bathe the space in natural light, this provides an idyllic spot for enjoying scenic views of the garden any time of the year. This floor further benefits from a multi-purpose utility room adjacent to the kitchen, offering a range of fitted pantry cupboards, finished in a neutral gloss, and solid wood countertops, along with a built-in wine chiller. Neighbouring this is a bright and airy executive study, complete with bespoke office furniture including a desk, and upper and lower wall storage, and completing the ground floor is a convenient WC.

Ascending the staircase to the galleried landing, it is clear that the outstanding quality continues to the first floor, with solid oak flooring, complete with underfloor heating, featuring throughout this upper level. The sleeping accommodation consists of four generously sized double bedrooms, each finished to an impeccable standard, with bespoke fitted wardrobes, and receiving plenty of natural light courtesy of Velux windows. This floor too boasts an abundance of character, with each bedroom showcasing vaulted, beamed ceilings and three of the four rooms enjoying beautiful exposed sandstone walls. The fifth bedroom is currently in use as a dressing room, but could easily be converted back into a single bedroom. The master bedroom enjoys the added luxury of a contemporary style en-suite shower room, featuring a walk-in shower unit, WC and vanity basin. Concluding the interior of this exceptional residence is a deluxe family bathroom suite and separate shower room, both fully tiled to harmonise with the sandstone walls. The bathroom offers an oval spa bath equipped with Aquavision TV, and the shower room boasts a spacious walk-in shower unit.

Externally, this home is further enhanced by the sensational grounds that surround it, which have been maximised to create the ultimate outdoor space for the whole household to enjoy. There is an expansive neatly manicured lawn garden with elegant well-kempt borders, perfect for enjoying family recreational activities. When it comes to entertaining guests on both a casual and more grand capacity, there are several slate terraces to choose from, one of which is covered by a timber pergola and home to a hot tub, as well as a timber garden bar complete with built-in seating and a speaker system. A diverse range of lighting installations have been thoughtfully positioned to create ambiance and ensure security. This highly desirable outdoor space further benefits from an expansive grey brick paved driveway, providing off-road parking for eight vehicles, as well as a remote accessible secure double garage, currently in use as a gym, complete with tiled flooring as well as a TV and speaker system.

A viewing is highly recommended to appreciate the exemplary quality finishes, attention to detail and expansive living proportions that this exceptional property has to offer.

**Please Note:** Mention of movable fixtures and fittings may not be included in the sale but have been included in the description to help visualise the lifestyle this property offers.

## Location

Beaconsfield House is ideally positioned to enjoy privacy and seclusion, with all the facilities and amenities of Woolton Village just a couple of minutes drive away. The affluent and leafy suburb of Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached properties, with some smaller character terraced cottages, and a fine collection of Grade II listed buildings. Woolton Village is a designated conservation area due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Schools in the area are highly regarded, with several OFSTED 'Good' schools including Bishop Martin Church of England Primary School, Woolton Primary School, St Julie's Catholic High School, and Woolton High School. There is an excellent choice of independent primary and secondary schools, notably Carleton House Preparatory School on Menlove Avenue, St Francis Xavier's (SFX) College on Woolton Hill Road and The Bluecoat School in L15. Excellent train and bus services run throughout the area, with West Allerton train station just a five minute drive, and the nearest bus connection a short walk away on Church Road. Road links to the M62, M57 and John Lennon Airport put these and the City Centre within a 15 minutes drive, and Manchest Airport can be reached in approximately 45 minutes.

## EPC

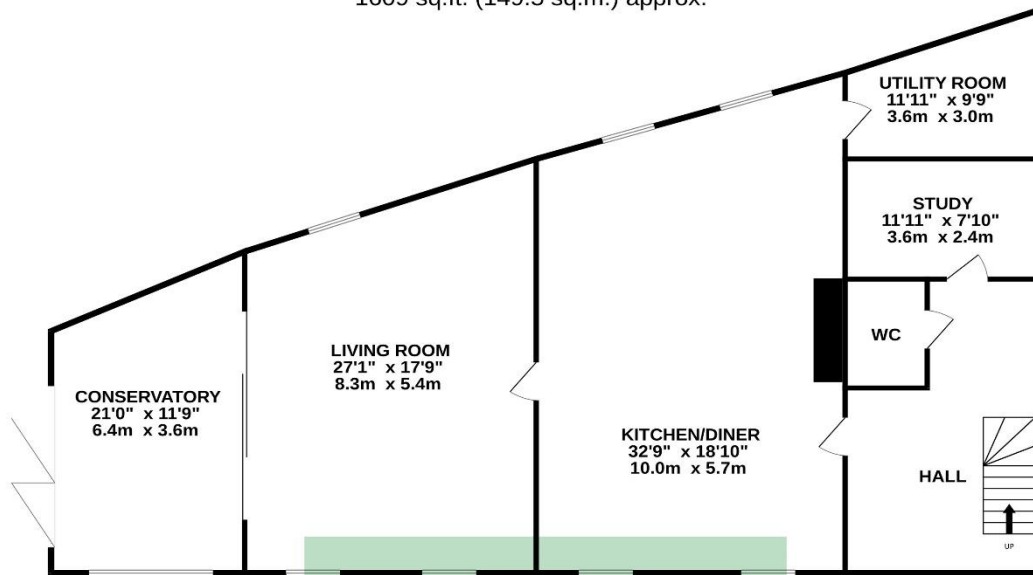
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

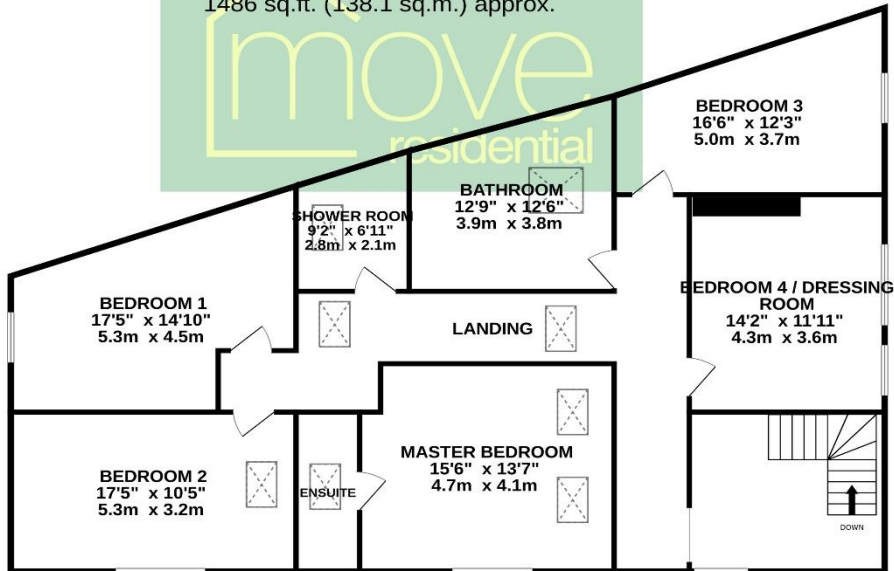
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

# Floor Plan

**GROUND FLOOR**  
1609 sq.ft. (149.5 sq.m.) approx.



**1ST FLOOR**  
1486 sq.ft. (138.1 sq.m.) approx.



**TOTAL FLOOR AREA : 3095 sq.ft. (287.5 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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