



## Woolton Mount, Woolton, Liverpool, L25 5JS

- Exceptional Five Bedroom Detached Georgian Residence
- Expansive & Immaculately Presented Living Proportions
- Show-Stopping Open Plan Kitchen, Dining & Living Area
- Ensuite to Master & Two Luxury Family Bathroom Suites
- Secluded Position in Highly Prestigious Area of Woolton
- Four Elegant Reception Rooms & Heated Swimming Pool
- Five Generous & Impeccably Presented Double Bedrooms
- Enchanting Gardens, Integral Garage & Gated Driveway



£2,000,000















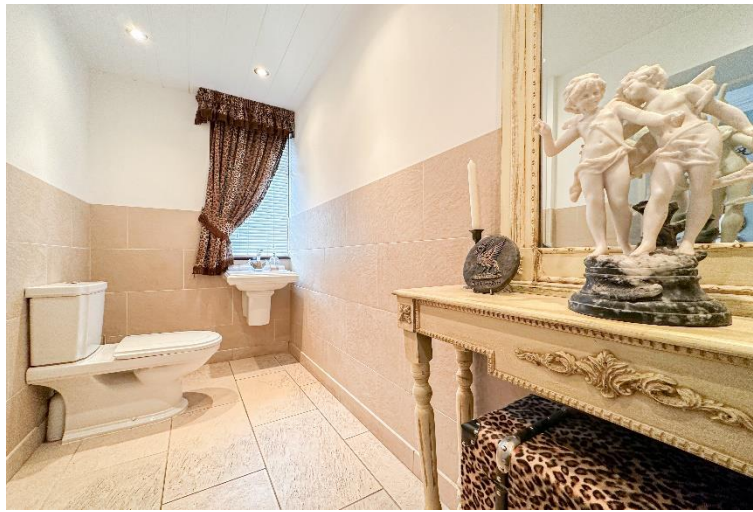




























## Description

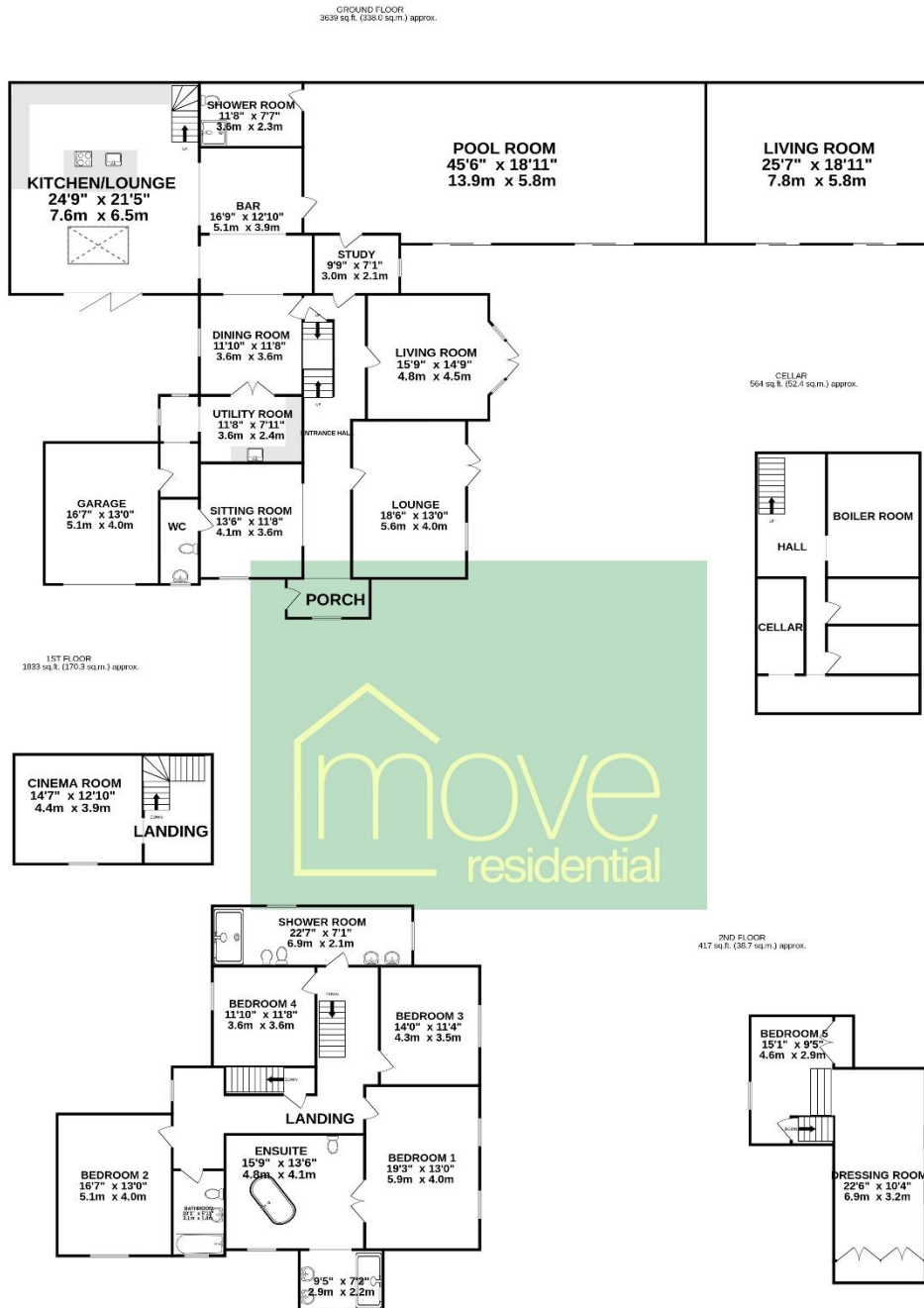
An executive residence that far exceeds all expectations – Move Residential are proud to showcase to the sales market this exceptional five bedroom detached home, enjoying an enviable secluded position on the original cobbled road of Woolton Mount, L25, in one of South Liverpool's most prestigious locations. Built in the 1830's this exquisite Georgian property boasts a breathtaking frontage and has been sympathetically extended and reconfigured to offer a luxurious living experience, boasting vast and versatile proportions perfectly suited to modern family life. The impeccably presented interiors are certain to impress even the most discerning of buyers, with a plethora of opulent original features showcased and combined effortlessly with the highest specification modern renovations, promising to make a forever family home unlike any other. Upon entering the residence, you are greeted by a porch and imposing entrance hall which makes an unforgettable first impression, adorned with ornate wall and ceiling detailing, and setting a precedent for the accommodation to follow. From here you are guided into a beautifully presented sitting room which boasts a stunning domed ceiling, certain to draw the eye and impress guests upon arrival, and features an attractive wooden flooring which can be found throughout the ground floor. Following this is a sensational double lounge/living room which is flooded with natural light courtesy of floor-to-ceiling windows, characteristic of Georgian architecture, which offer scenic views of the gardens. This space further benefits from two sets of French doors which provide access out to the delightful terrace area. At the heart of the home is a show-stopping open plan kitchen, dining and living space which provides the ultimate sociable setting, perfectly suited to both intimate family mealtimes and entertaining on a large scale. Demonstrating a departure from the Georgian inspired interiors, the kitchen has evidently been designed to the most exemplary state-of-the-art specifications, complete with a vast array of sophisticated base and wall units, complementary marble worktops providing plentiful surface space, and a range of sleek integrated appliances. There is a spectacular centre island, incorporating a double undercounter, stainless steel sink and NEFF 5-ring gas range, perfect for those who love to cook in style, as well as a dishwasher and breakfast bar which provides the perfect spot for more casual dining and entertaining. This expansive room also accommodates a spacious lounge area featuring an impressive roof lantern illuminating the space in daylight, a stylish inbuilt bar which is certain to be the envy of guests, and a designated dining area providing an elegant setting for sharing meals with family and friends. Adding the perfect finishing touches to this space are magnificent bi-fold doors opening out to a charming internal courtyard which is complete with a low maintenance artificial lawn, providing an idyllic spot to soak up the sun in the warmer months. To the side of the kitchen is a substantial extension home to a huge heated indoor pool, which promises to be the highlight of al-fresco events, complete with separate shower and changing room, as well as sliding doors which open out to the terrace and gardens. Following this is a further impeccably presented reception room finished in a divine Georgian style décor boasting parquet flooring and an elegant fireplace. Completing the expansive ground floor is a home office, well-equipped utility room and convenient WC. The property continues to amaze as you ascend the main staircase up to the first floor, which is home to four generously sized and impeccably presented double bedrooms, all receiving an abundance of natural light. The first of these is located to the primary landing, accompanied by a deluxe wet room, complete with a walk-in rain shower and dual vanity basins, featuring chic porcelain and marble tiling to the

walls and floor. The secondary landing is home to the fabulous master bedroom, which enjoys a feature fireplace and French doors leading into a luxurious ensuite. Exuding a spa-like ambiance, this extensive ensuite is complete with a free-standing bathtub and leads through to a deluxe fully tiled wet room complete with walk-in shower unit. The third and fourth bedrooms each enjoy attractive fitted wardrobes and wooden flooring, and benefit from access to the contemporary style three-piece shared family bathroom suite. At the pinnacle of the property, the fifth bedroom enjoys a secluded location on the third floor, enjoying the added luxury of a walk-in dressing room featuring velux windows which bathe the space in natural light. Offering even further living space is a spacious beamed loft room, accessed via a staircase from the kitchen, which makes an ideal cinema room or study, along with a the five-room cellar to the basement which offers an abundance of additional storage space, and presents exciting potential for a wide variety of uses. Set on approximately one third of an acre, this residence is further enhanced by the enchanting grounds that surround it, with meticulously maintained garden areas to the front, rear and sides of the property, surrounded by leafy trees offering privacy and seclusion. Providing a fantastic outdoor space for the whole household to enjoy, the gardens offer expansive and luscious tiered lawns which offer plenty of room for family recreational activities, whilst a smartly flagged terrace runs along the side and rear of the residence offering a serene spot for al-fresco dining and entertaining. To the front, remotely accessed electric gates lead up to a smartly paved driveway which offers ample off-road parking for several vehicles, whilst an integral garage provides an abundance of additional storage space. This exceptional home boasts a timeless elegance which cannot easily be forgotten, seamlessly blending the opulence of Georgian design with the most exemplary quality modern finishes. A viewing is highly recommended to fully appreciate the unique charm and expansive living proportions this residence has to offer.

## **Location**

Although occupying a secluded location, access is readily available to the popular Woolton Village. 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 Manchester Airport can be reached in approximately 45 minutes.

# Floor Plan



**TOTAL FLOOR AREA : 6698sq.ft. (622.3 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.

Made with Metropix ©2024

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 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.