



**‘Dramont’ & ‘The Coach House’
19b Weld Road, Birkdale, PR8 2AZ
£750,000 'Subject to Contract'**



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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Two homes, one exceptional opportunity. Tucked into a wonderfully secluded plot near Birkdale Village, this is not your standard family house. Dramont offers generous, characterful accommodation with scope to update and add value, while the Coach House is a fully independent two-bedroom dwelling with its own contemporary style and privacy. Together, they unlock a rare level of flexibility. Perfect for a relative who values independence, older children who want their own space, visiting family, or, subject to the necessary consents, an additional income stream through long-term letting or holiday-let use. Mature gardens create a tranquil backdrop that links both homes, while still allowing each to feel distinct. It's a lifestyle built around independence, flexibility and future potential, all in a prime Birkdale setting.

'Dramont'

Entrance Porch

Double-glazed outer door and window, tiled flooring, with inner door with double-glazed inserts leading to...

Entrance Hall

Door to ground floor WC and leading via stairs to first floor. Archway leads to...

Dining Room - 4.52m x 2.9m (14'10" x 9'6")

Double-glazed patio sliding doors give access to conservatory. Wall light point. Recess with cupboard access to under stairs and door leads to breakfast room. Archway provides open-plan access leading to...

Living Room - 5.97m x 5m (19'7" x 16'5" overall measurements)

Upvc double-glazed sliding patio doors to dining conservatory and outside, Upvc double-glazed windows with delightful aspect of the gardens. Feature vaulted ceiling to crowning galleried landing, fire surround with marble interior, hearth, and wall light points.

WC - 1.91m x 0.91m (6'3" x 3'0")

Double-glazed window, low-level WC, pedestal wash hand basin.

Breakfast Room - 6.58m x 2.95m (21'7" x 9'8")

Double-glazed window to side garden, Upvc double-glazed sliding patio doors lead to dining conservatory. Wall light points and door leads to master bedroom ground floor suite. Archway leads to...

Kitchen - 3.17m x 2.39m (10'5" x 7'10")

Double-glazed window overlooks gardens to the rear, with base units including cupboards and drawers, wall cupboards, and working surfaces. Single-bowl sink unit with double drainer, space for cooker, dishwasher, and fridge. Part wall tiling, tile-effect laminate-style flooring, recessed spotlighting, and door leads to...

Utility Room - 2.26m x 2.41m (7'5" x 7'11")

Double-glazed window overlooks gardens, with base units including cupboards and drawers, working surfaces, and twin-bowl mixer tap. Recessed spotlighting, plumbing for washing machine, and door leads to...

Rear Hall - 1.88m x 1.63m (6'2" x 5'4")

Double-glazed door leads via side to front of property. Built-in cupboards with hanging space and shelving.

Dining Conservatory - 3.17m x 5.66m (10'5" x 18'7")

Upvc double-glazed sliding patio doors open to gardens. Dining area off conservatory, perfect for entertaining, with wall light points and tiled flooring.

Bedroom 1 - 3.68m x 4.62m (12'1" x 15'2" overall measurements)

Upvc double-glazed patio doors open to gardens at front. Door leads via walk-in wardrobe (8'10" x 6'1") with hanging space and shelving. Further door leads to...

En-suite Bathroom/WC - 3.68m x 2.62m (12'1" x 8'7" overall measurements)

Two double-glazed windows to garden. Three-piece suite: vanity wash hand basin, twin grip panel bath, step-in corner shower enclosure with part wall tiling and recessed spotlighting. Door leads to...

WC - 1.65m x 0.86m (5'5" x 2'10")

Double-glazed window, low-level WC.

First Floor Landing

Glazed stained and leaded light door leading to...

Mezzanine Level/Home Office - 3.15m x 4.98m (10'4" x 16'4")

Double-glazed skylight to roof pitch maximizes natural light. Wood grain laminate-style flooring, mezzanine level with balustrade overlooking living room below.

Bedroom - 4.5m x 3.76m (14'9" to rear of wardrobes x 12'4")

Double-glazed skylight, built-in wardrobes. Door leads to...

En-suite Bathroom/WC - 1.88m x 0.89m (6'2" x 2'11" including reduced head height)

Three-piece white suite: low-level WC, pedestal wash hand basin, twin grip panel bath with mixer tap and shower attachment. 'Velux' skylight.

Bedroom - 2.97m x 3.45m (9'9" x 11'4")

Double-glazed skylight, loft access. Door leads to ensuite and further door to hobby room.

En-suite Bathroom - 2.41m x 1.7m (7'11" x 5'7")

Double-glazed skylight, three-piece white suite comprising low-level WC, pedestal wash hand basin, twin grip panel bath.

Hobby Room - 4.65m x 3.96m (15'3" x 13'0" including reduced head height)

Two 'Velux' skylights, double-glazed window, storage to eaves.

Bedroom - 3m x 2.95m (9'10" x 9'8")

Upvc double-glazed window, built-in cupboard. Door leads to...

En-suite Bathroom/WC - 2.49m x 1.96m (8'2" x 6'5")

Upvc double-glazed window, twin grip panel bath, mixer tap, shower attachment, pedestal wash hand basin.



'The Coach House'

Entrance Hall

Composite-style entrance door with double-glazed insert leading to entrance hall. Turned staircase leads to first floor with handrail, spindles, and newel post. Door leads to WC. Wood grain-effect laminate-style flooring.

WC - 1.63m x 0.79m (5'4" x 2'7" including reduced head height)

Low-level WC, vanity wash hand basin with mixer tap, useful cupboard via recess to under stairs.

Living Room - 5.33m x 5.08m (17'6" x 16'8")

Upvc double-glazed sliding patio door leads to side garden with three Upvc double-glazed windows. Feature wood-burning stove over stone hearth with stone interior and surround, wall light points, and wood grain laminate-style flooring.

Dining Kitchen - 4.72m x 5.08m (15'6" x 16'8")

Upvc double-glazed sliding patio door with window overlooking gardens. Dining area perfect for entertaining. Kitchen modern in style, fitted with built-in base units, cupboards, drawers, wall cupboards, working surfaces, featuring central island unit. Space for freestanding fridge freezer, oven with canopy-style extractor, plumbing for washing machine, and single-bowl sink unit with rinser tap.

Landing

Exposed beam to vaulted landing space, with door leading to...

Bedroom 1 - 5.36m x 4.62m (17'7" x 15'2" from front of wardrobes into recess and including areas of reduced head height))

'Velux' skylight and exposed beams with recessed spotlighting.

Bedroom 2 - 4.75m x 3.35m (15'7" x 11'0")

Double-glazed 'Velux' skylight, storage via eaves, also housing the plant which feeds the Coach House courtesy of the solar panelling system. Underfloor heating and exposed beams.

Bathroom/WC - 2.24m x 2.08m (7'4" x 6'10")

Upvc double-glazed window. Three-piece modern white suite comprising low-level WC, twin grip panel bath, and step-in shower enclosure with plumbed-in deluge-style shower and handheld attachment. Vanity wash hand basin with mixer tap and recessed spotlighting.

Outside

Both properties enjoy access to stunning grounds via a secure secluded driveway and electric remote gates. The grounds retain the character of their orchard heritage and have matured into tranquil gardens with sweeping lawns and established planting, with a variety of well-stocked shrubs, plants, and trees. A sense of peace and seclusion has been created, while still being located in one of Southport's most prestigious residential addresses. Additional gardens surround the property, including a vegetable patch/allotment and further secluded garden areas with seating, an absolute standout feature.

Coach House Solar Paneling & Heat Pump Resume

The system supporting the Coach House is in three parts: air source heat pump, one thermal solar panel, and nineteen photovoltaic solar panels. The heat pump and thermal solar panel provide hot water for both domestic and underfloor heating in the Coach House, with individual room thermostats. The photovoltaic solar panels charge four battery packs (296Ah) which supply electricity to both houses. When the batteries reach full capacity, the panels then power the immersion heater in the other house. When that is done and there is no more storage capacity, the system feeds back to the grid. From May to September, on average, the vendor confirms their electrical consumption is less than zero, they produce more electric than they use. The annual service for the heat pump is required, and an annual clean of the solar panels is advised. Apart from that, nothing else is required to maintain this excellent off-grid setup.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band G. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

Note

Some of the property photos displayed may have been digitally enhanced or generated using artificial intelligence (AI) for illustrative purposes. These images are intended to provide a visual representation of the property and as a guideline of renovation possibilities and may not reflect its current or exact condition. Actual property features, finishes, and layout should be verified through an accompanied viewing or official documentation. No guarantees are made regarding the accuracy or completeness of AI-generated imagery.



Ground Floor
Approx. 187.7 sq. metres (2020.1 sq. feet)



First Floor
Approx. 91.8 sq. metres (985.1 sq. feet)



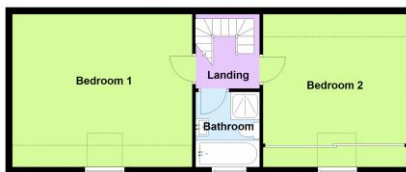
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 279.5 sq. metres (3008.2 sq. feet)

Ground Floor
Approx. 58.4 sq. metres (628.7 sq. feet)



First Floor
Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 112.6 sq. metres (1211.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		112
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.