



LUXURY

2 DUNES CLOSE

AINSDALE, PR8 2FF



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TOTAL APPROX. FLOOR AREA: 4,422 SQ FT INCL. GARAGE & BALCONIES

SET WITHIN AN EXCLUSIVE AND GATED DEVELOPMENT OF JUST TWO PROPERTIES, THIS LUXURY HOME ENJOYS A REMARKABLE DEGREE OF PRIVACY IN ONE OF AINSDALE'S MOST DISCREET SETTINGS. EXTENSIVELY ENLARGED AND FINISHED TO AN EXCEPTIONAL STANDARD, THIS IS A LAVISH HOME CREATED FOR IMPRESSIVE FAMILY LIVING, ENTERTAINING AND RELAXATION.



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THE PROPERTY

Hidden beyond two sets of gates and arranged across multiple split levels, the house offers an impressive range of beautifully considered spaces, each with its own purpose and privacy.

Six-bedroom accommodation is complemented by generous living and entertaining areas, a dedicated fitness suite and an outstanding primary suite, with superb finishes and a high specification throughout.

DISTANCES

- AINSDALE VILLAGE – 5 MIN WALK
- NEAREST TRAIN STATION – 5 MIN WALK
- NEAREST BUS STOP – 2 MIN WALK
- AINSDALE BEACH – 3 MIN DRIVE
- SOUTHPORT & AINSDALE GOLF CLUB – 4 MIN DRIVE
- HILLSIDE TENNIS CLUB – 4 MIN DRIVE
- BIRKDALE VILLAGE- 8 MIN DRIVE
- SOUTHPORT – 10 MIN DRIVE
- LIVERPOOL CITY CENTRE – 45 MIN DRIVE
- M58/ M57 – 25 MIN DRIVE
- M6 – 35 MINS



ACCOMMODATION IN BRIEF

- Entrance foyer
- Central hallway
- Front reception lounge
- Cinema/media room
- Cloakroom & WC
- Open plan kitchen, dining & living
- Laundry/utility room
- Gymnasium with MYO Master sauna
- Primary suite with ensuite
- Two bedrooms with walk-in wardrobes, ensuite & balcony terrace
- Two further bedrooms (1 ensuite)
- 6th Bedroom/ Full-sized dressing room
- Luxe family bathroom
- Upper-level utility room



OUTSIDE

- Approx. 0.28-acre plot
- Remote gated entry to the private cul-de-sac
- Second gated remote entry
- Expansive block paved driveway
- Parking for 4+ vehicles
- EV charging points
- Integral double garage
- Neat lawn to front
- Stone terracing to the rear
- Tiered stone retaining walls to rear
- Easy to maintain rear lawn
- Full security system with CCTV
- Fenced & walled boundaries





GROUND FLOOR

The ground floor immediately sets the tone for the lifestyle this home offers. A broad entrance door with glazed side panels opens into a bright foyer, leading through into the central hallway. High-gloss marble-effect porcelain flooring, polished wall finishes and contemporary internal doors create a luxurious first impression, while the contrasting black bespoke staircase and glass balustrading reveal the home's distinctive split-level layout. Underfloor heating continues across both the ground and first floors, with an integrated audio system bringing music throughout the house.

The front reception lounge is a room to unwind in at the end of the day, enjoy time together or welcome friends for the evening. Concealed lighting within the coffered ceiling can soften the atmosphere, while recessed spotlights and a crystal chandelier provide further layers of light. A richly finished media wall, complete with mirrored panels, a large television and contemporary gas fire, brings entertainment and warmth together within one comfortable setting.

Movie nights have their own dedicated space across the hallway. The cinema/media room combines a large screen and integrated audiovisual equipment with a fibre-optic starlight ceiling and colour-selectable ambient mood lighting, allowing the entire atmosphere to change at the touch of a button. A beautifully finished WC, separate cloakroom and additional storage also serve this level, keeping the practical elements discreetly removed from the principal rooms.









FIRST FLOOR

The first floor brings everyday living, entertaining and wellbeing together. Continuing the marble-effect porcelain flooring, underfloor heating and integrated audio system from below, this level is centred around a substantial open-plan kitchen, dining and living space with direct access to the rear terrace and garden.

The kitchen is finished with high-gloss handleless cabinetry, extensive quartz work surfaces and matching splashbacks. A large central island provides generous preparation space, an induction hob with downdraft extractor and seating for informal meals. A further run of cabinetry incorporates the sink beneath the rear windows, alongside plentiful storage, a concealed pantry and integrated bin storage. NEFF appliances include multiple ovens and two dishwashers, complemented by a large wine cooler and dedicated space for an American-style fridge freezer. Overhead, a sculptural ceiling design combines concealed illumination with linear and recessed lighting. Bright task lighting can be used while cooking, before giving way to softer illumination for drinks, dinner or a relaxed evening at home.

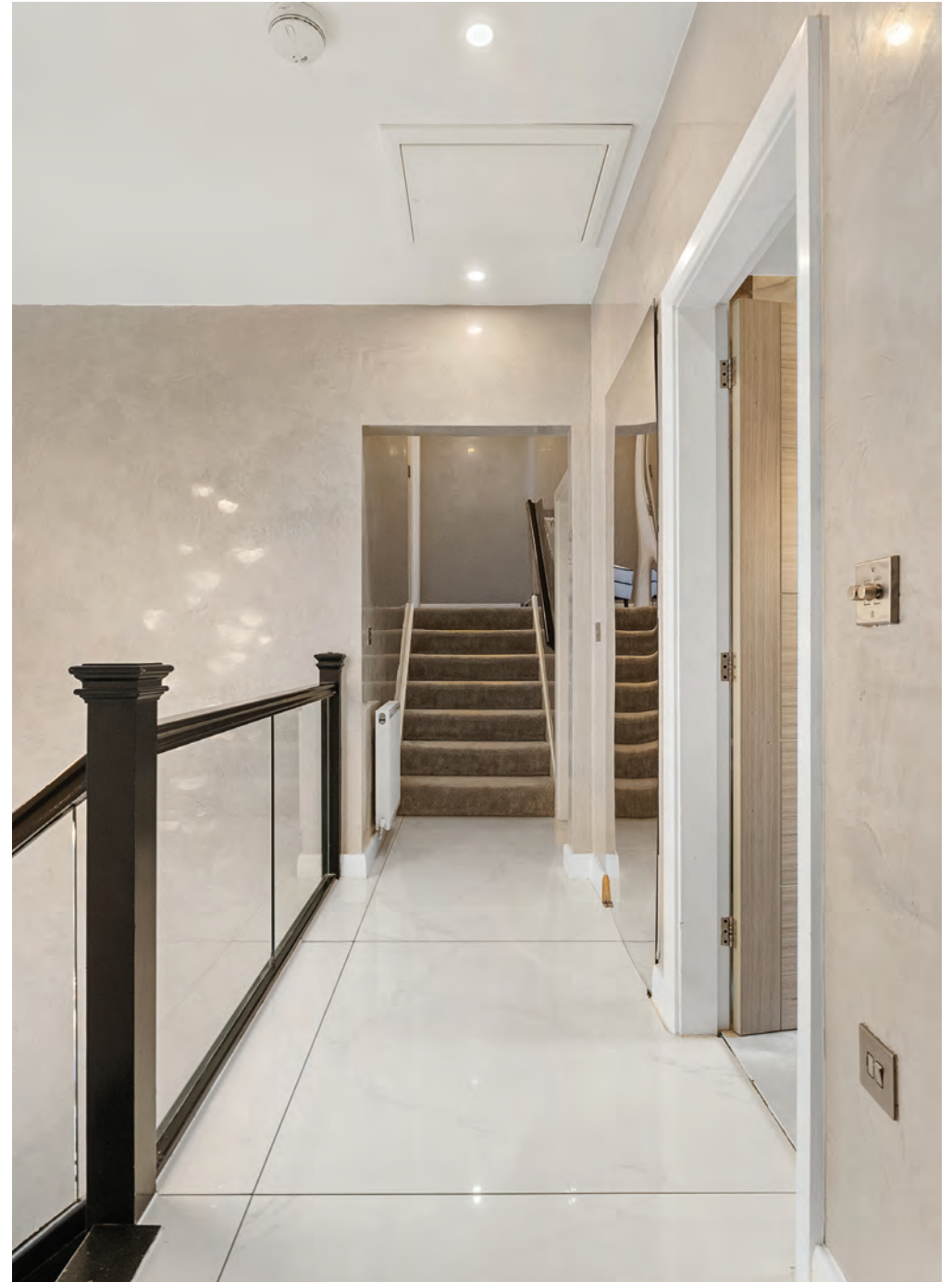
The spacious dining and living area can adapt easily from family meals to larger celebrations. A decorative feature wall incorporates a contemporary fireplace, inset flatscreen television and a series of illuminated display recesses, adding warmth and atmosphere throughout the evening. Glazed patio doors draw in natural light and open directly onto the rear terrace, allowing summer lunches, evening drinks and entertaining to continue into the garden.

A separate utility and laundry room keeps household tasks away from living space, with extensive storage, a sink, an integrated fridge freezer and room for several laundry appliances.

A short staircase from the kitchen rises to the dedicated fitness and wellness suite, positioned above the garage and providing direct internal access to it. Designed to the standard of a professional private gym, the room features extensive mirrored walls, specialist flooring, integrated lighting and provision for a wall-mounted television. A newly installed electric sauna provides the ideal place to relax after a workout, creating the convenience and privacy of a personal health club without leaving home.









UPPER FLOORS

The upper floors have been arranged to give family members and guests an impressive degree of comfort and independence, with bedrooms distributed across a series of split levels rather than along one conventional landing. A multi-drop chandelier descends through the central stairwell, catching the light drawn in from the balcony terraces and adding drama across the different levels. Glass balustrading helps carry that natural light through the landings while maintaining a visual connection between each floor.

The first upper level opens onto a bright central landing with its own balcony terrace. Two generous bedrooms sit to either side, each with a walk-in wardrobe, a high-specification fully tiled ensuite shower room and direct access to a private balcony terrace. It is an ideal arrangement for older children, extended family or long-stay guests, giving both rooms excellent storage, private facilities and their own outdoor space.

The staircase then divides to serve two further bedrooms on opposing sides. One is framed by fitted mirrored wardrobes along both sides and includes a beautifully finished ensuite shower room. The second is also complemented by bespoke fitted wardrobes, creating another comfortable bedroom that could also provide a private study or additional sitting room if preferred.

The primary bedroom includes fitted wardrobes and a stylish ensuite shower room, while an adjoining full-sized dressing room (originally a sixth bedroom) has been designed entirely around bespoke storage. Illuminated cabinetry, open display shelving, glass-topped storage and a concealed electrically operated mirror create a dressing room that is as enjoyable to use as it is beautifully organised. Its original proportions also retain the option to return it to bedroom accommodation should a future owner require it.

The newly fitted family bathroom brings another level of luxury to this floor. Full-height rich, marble-effect tiling surrounds a freestanding bath, generous walk-in shower, wall-hung WC and an extended floating vanity area, with considered lighting and carefully selected fittings completing its five-star finish. Finally, a convenient upper-level utility room serves the bedroom accommodation, reducing the need to carry laundry between floors and adding a thoughtful practical detail to the layout.

The quality invested throughout these levels is evident in the bespoke joinery, fitted storage, individually finished bathrooms and carefully planned lighting. Combined with the ensuite facilities, dressing areas and private terraces, the arrangement allows family members and guests to enjoy genuine independence while remaining part of the wider home.









OUTSIDE

Privacy begins at the remotely operated entrance to Dunes Close, a private cul-de-sac shared by only two homes. Number 2 sits beyond its own second set of remote gates, opening onto an expansive block-paved driveway with parking for several vehicles and access to the integral double garage. Walled and fenced boundaries, together with a comprehensive CCTV security system, add further reassurance.

To the rear, extensive stone terracing runs across the width of the house, with direct access from the open-plan kitchen, dining and living area. It provides plenty of room for outdoor dining, relaxed seating and entertaining, while the lawn has been designed for easy maintenance. Tiered stone retaining walls define the rear boundary and give the garden a structured finish.



LUXURY BEYOND THE GATES

2 Dunes Close brings together exceptional privacy, superb finishes and a layout designed around modern family life. Thoughtfully planned, beautifully completed, it is a home that offers luxury, flexibility and lasting appeal in one of Ainsdale's most discreet settings.





ABOUT THE AREA

Ainsdale combines village life with one of the North West's most distinctive coastal settings. Dunes Close is positioned within easy reach of Ainsdale Beach, the pinewoods and the protected sand dunes of the Sefton Coast, providing miles of open space for walking, cycling and time outdoors.

Ainsdale Village is a short walk away, offering a good range of independent shops, cafés, restaurants, bars and everyday amenities, while neighbouring Birkdale and Southport provide a wider choice of shopping, dining and leisure facilities. Golf is an important part of the area, with Royal Birkdale, Hillside and Southport & Ainsdale among several highly regarded courses along England's Golf Coast. The location is particularly appealing for those wanting the coast close by without sacrificing access to Liverpool and the wider North West.

TRANSPORT

Ainsdale railway station provides direct Merseyrail services to Liverpool Central and Southport, making the location practical for commuting, education and leisure. The A565 offers straightforward road access towards Formby, Crosby and Liverpool to the south, with Birkdale and Southport to the north. Connections to the M57 and M58 place the wider motorway network within reach, while Liverpool John Lennon Airport and Manchester Airport are both accessible for domestic and international travel.

Local bus services connect Ainsdale with the surrounding towns and villages, and the area's established network of coastal paths and cycle routes provides an enjoyable alternative for shorter journeys.

SCHOOLS

Families have access to a selection of primary and secondary schools in Ainsdale and the surrounding area. Nearby primary provision includes Shoreside Primary School, Ainsdale St John's Church of England Primary School and Kings Meadow Primary School. Secondary options include Ainsdale High School, Birkdale High School and Greenbank High School, with further schools and sixth-form provision available across Southport, Formby and Crosby. Independent education is available within travelling distance at Scarisbrick Hall School, Merchant Taylors' School and St Mary's College. Prospective purchasers should make their own enquiries regarding current admissions criteria, catchment areas and availability.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electricity, Double glazing with protective film, Underfloor heating to ground floor and first floor, Gas central heating to upper floors, Integrated audio and Wi-Fi throughout, CCTV, Security & alarm system, EV charging point.

EPC: TBC

Council Tax Band: H

Flood Risk: None

Local Authority:

Sefton Council

Tel: 0345 140 0845

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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GROUND FLOOR



FIRST FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



SECOND FLOOR



LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY

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