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29 CROSBY ROAD

BIRKDALE, PR8 4TE



29 CROSBY ROAD, BIRKDALE, PR8 4TE

TOTAL APPROX. FLOOR AREA: 3,847 SQ FT

AN ELEGANT VICTORIAN RESIDENCE, EXPERTLY RENOVATED TO PRESERVE ITS PERIOD GRANDEUR WHILE OFFERING EXCEPTIONAL FAMILY ACCOMMODATION ACROSS THREE FLOORS, SET WITHIN PRIVATE SOUTH-FACING GARDENS JUST MINUTES FROM BIRKDALE VILLAGE.



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THE PROPERTY

Dating from around 1900, this distinguished detached home occupies a generous corner plot in one of Birkdale's established residential settings. Offering over 3,800 sq ft of beautifully presented accommodation across three floors, the property combines Victorian charm with an extensive programme of sympathetic and comprehensive renovations, creating an elegant and exceptionally versatile family home.

Considerable care has been taken to preserve its architectural heritage while introducing high-quality craftsmanship, carefully selected materials and interiors that complement the character of the original building. The result is a home of individuality and substance, with generous living spaces, flexible accommodation and a quality of finish that reflects the owners' attention to detail throughout.

DISTANCES

- BIRKDALE VILLAGE – 4 MINS WALK
- NEAREST TRAIN STATION – 4 MINS WALK
- NEAREST BUS STOP – 5 MINS WALK
- VICTORIA PARK – 5 MINS DRIVE
- S & B SPORTS CLUB – 10 MINS WALK
- ROYAL BIRKDALE & HILLSIDE GOLF CLUBS – 5 MINS DRIVE
- HILLSIDE TENNIS CLUB – 10 MINS DRIVE
- SOUTHPORT – 5 MINS DRIVE
- LIVERPOOL CITY CENTRE – 50 MINS DRIVE
- M58 / M57 - 28 MINS DRIVE
- M6 – 35 MINS DRIVE



ACCOMMODATION IN BRIEF

- Integral porch
- Entrance hall
- Living room
- Sitting room
- Family room
- Dining room
- Kitchen with dining
- Separate utility room
- Ground floor boot/shower room/WC
- Primary suite with ensuite & dressing room
- 4 Further bedrooms (1 ensuite)
- Top floor laundry room
- Large Family bathroom
- Top floor study

OUTSIDE

- 0.17- Acre plot
- Gated cobbled and stone driveway
- Gated pedestrian access
- Parking for 2-3 vehicles
- Walled front lawn
- South-facing rear garden
- Rear terracing
- 16-Seater BBQ wood cabin
- 2 Storage sheds with power
- Automated sprinkler system
- Alarm & CCTV
- Walled & fenced boundaries









GROUND FLOOR

A traditional entrance, approached through the established front garden and integral porch, opens into an impressive reception hallway that immediately introduces the quality of workmanship found throughout the house. Wide oak floorboards, elegant wall panelling and elaborate ceiling cornices are complemented by a handsome staircase with turned spindles and a polished timber handrail. Decorative plaster corbels frame the hallway, while a beautiful stained-glass window brings colour and natural light to the far end. It is a wonderful introduction to the property's Victorian heritage.

The principal reception rooms each have a distinct personality, offering considerable flexibility for family life. The front reception room is a particularly handsome space, with richly coloured panelled walls, warm oak floors, an open fireplace and a broad bay window overlooking the front lawn. Generously proportioned yet wonderfully comfortable, it is equally suited to relaxed evenings, music, reading or more formal entertaining.

The formal dining room is an outstanding example of traditional workmanship. Beautiful timber panelling extends across the walls, the oak timber continues underfoot, all complemented by a substantial coffered ceiling, fitted cabinetry and decorative wrought-iron pendant lighting. The palette of the natural wood creates an intimate atmosphere, making this an inviting setting for family celebrations and impressive dinner parties.

A further sitting room offers a completely different atmosphere. Bespoke floor-to-ceiling shelving and media cabinetry incorporate space for a television, display shelving and useful concealed storage, while the large window overlooks the greenery to the side of the home. Currently used as a television lounge, this flexible room could readily become a children's sitting room or games room.

The fourth reception, currently arranged as an additional sitting room, offers a calm setting for quieter evenings, conversation or simply relaxing away from the busier parts of the house. An ornate black cast-iron fireplace with decorative inlaid tiles provides a handsome centrepiece, complemented by wide oak floorboards and ceiling







cornicing. Natural light enters through a sash window overlooking the established rear gardens. Although currently enjoyed as a sitting room, discreet underfloor cabling is already in place for television and Sky connectivity, allowing the space to be readily adapted into a comfortable TV lounge, music room or more private family retreat.

The kitchen and breakfast room has a character all of its own. Substantial exposed timber beams and a richly textured boarded ceiling are complemented by custom-made, painted solid-wood cabinetry, natural timber and Corian worktops, a Belfast sink, integrated appliances including a dishwasher, fridge-freezer and microwave, and wide oak flooring. A generous central island provides additional preparation space and practical storage, while the gas cooking range sits within a distinctive recess finished with bespoke, custom hand-painted tiles, adding another layer of craftsmanship and individuality to the room.

There is ample room for a dining table, creating a comfortable place for informal family meals and everyday conversation. This is a relaxed, practical space with a warmth that comes from its natural materials and traditional detailing.

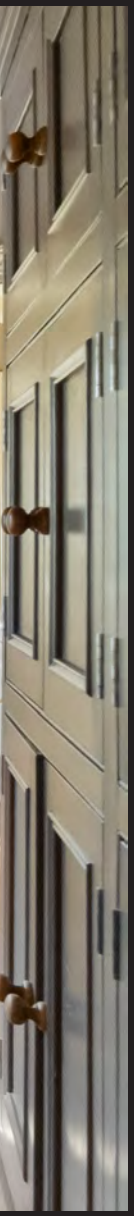
Beyond the kitchen, the adjoining preparation and utility areas provide extensive storage, timber worktops and fitted cabinetry, with direct access to the outside. Together with the adjoining shower room, this creates a particularly useful space for everyday family life, providing somewhere to leave coats, muddy boots and wet clothing after a day at the beach or walking the dogs.

The generously sized shower room is especially practical in this setting, with its spacious walk-in shower, tiled enclosure and dividing nib making it particularly useful for washing off after outdoor activities. Exposed timber ceiling beams and traditional-style sanitaryware complete this versatile part of the home.





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FIRST FLOOR

The staircase rises to a spacious landing with timber balustrades, panelled walls, arched doorways and a decorative stained-glass window that brings natural light into the stairwell.

Four well-proportioned bedrooms occupy this floor, each with its own individual style. The primary bedroom enjoys a large bay window and benefits from a separate fitted dressing room and an ensuite bathroom featuring a heritage-style washbasin, freestanding bath, separate shower and half-panelled walls.

The three further bedrooms provide generous accommodation for family and guests, with features including oak flooring, decorative cornicing, traditional fireplaces, fitted storage and large windows allowing plenty of natural light.

Serving these three bedrooms, the spacious family bathroom includes heritage-style sanitaryware, a panelled bath, separate shower and twin washbasins set within a fitted vanity unit, complemented by natural stone and tiled finishes.









UPPER FLOOR

The upper floor is a a valuable addition to the accommodation, with vaulted ceilings, exposed timber beams and roof windows creating bright, interesting spaces beneath the roof line. A further double bedroom provides comfortable accommodation, while the adjoining study offers a generous area for hobbies or working from home, with fitted shelving and storage beneath the sloping ceilings.

The spacious bathroom features a large walk-in shower, contemporary sanitaryware, timber vanity surfaces and VELUX windows. Beyond this, a separate laundry and storage room includes space for fitted appliances, a Belfast-style sink and additional storage beneath the eaves.

















OUTSIDE

The property enjoys a handsome red-brick frontage framed by mature trees, established shrubs and a traditional brick boundary wall. Timber gates open onto a cobbled and stone-paved driveway, providing off-road parking and access towards the rear.

The gardens are well established, with lawns, mature planting and paved seating areas offering both privacy and space to enjoy the outdoors. The rear garden offers a generous lawn and paved seating areas, ideal for outdoor meals during warmer months.

A particularly enjoyable addition is the timber barbecue cabin, with its central grill, surrounding seating and cosy interior. Perfect for everything from summer gatherings to winter evenings, it provides a fun, sociable space that can be enjoyed throughout the year.

To the side, further landscaped garden areas incorporate pathways, planted borders and two timber sheds providing useful additional storage.



RENOVATIONS & IMPROVEMENTS

Between 2002 and 2022, the property underwent an extensive programme of renovation and improvement, reflecting the considerable care and investment made by the current owners. Works undertaken include electrical upgrades and rewiring, replacement windows and doors, improvements to the heating system including a new boiler, roof and chimney maintenance and the renewal of floor joists, alongside modern additions such as the Bang & Olufsen sound system.

Please note: The above is a summary of some of the principal improvements undertaken during this period and is not intended to be an exhaustive list of all works carried out.







ABOUT THE AREA

Crosby Road enjoys a well-established residential setting in Birkdale, one of Southport's most desirable areas, known for its handsome period homes, leafy streets and proximity to both the coast and Birkdale Village. The village offers an excellent selection of independent shops, cafés, restaurants and bars, while Southport town centre provides further shopping, leisure and cultural attractions. The coastline, including the beaches at Birkdale and Ainsdale, offers plenty of opportunities for walking and outdoor recreation. Golf is a particular attraction, with Royal Birkdale Golf Club, Hillside Golf Club and Southport & Ainsdale Golf Club all within easy reach. Victoria Park, home to the annual Southport Flower Show, and the surrounding coastal landscape add to the area's appeal.

TRANSPORT

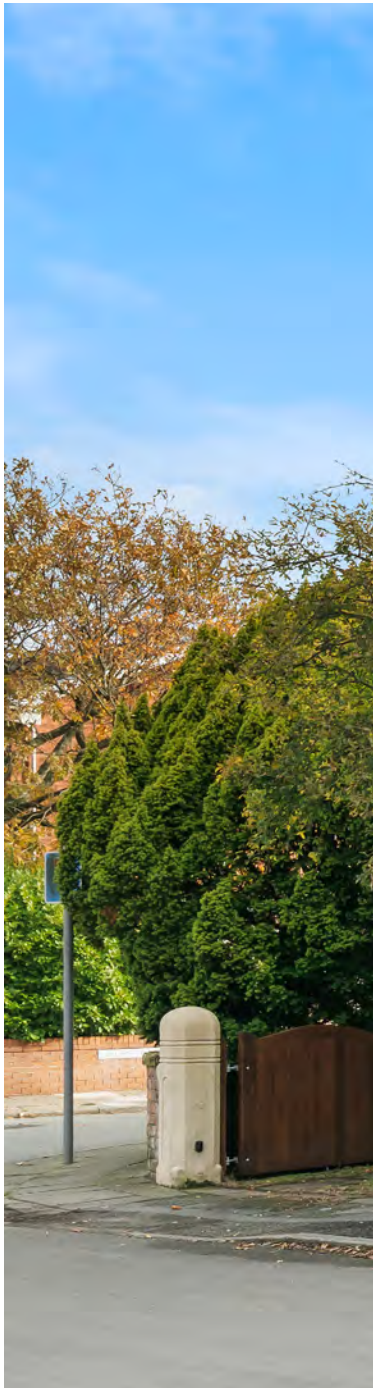
Crosby Road is conveniently positioned for access to Birkdale and Southport railway stations, with Merseyrail services connecting to Liverpool city centre and the wider network. Local bus routes provide further connections throughout Southport and the surrounding area. By road, the A565 provides a direct route towards Formby, Crosby and Liverpool, while the M58 and M57 connect with the wider motorway network. Liverpool John Lennon Airport and Manchester Airport are also accessible by car.

SCHOOLS

Families have a good choice of schools nearby, including Birkdale Primary School, Our Lady of Lourdes Catholic Primary School and Farnborough Road Infant and Junior Schools. Secondary education is provided by Greenbank High School for girls, Birkdale High School for boys and Christ the King Catholic High School and Sixth Form Centre. For independent education, Scarisbrick Hall School is another option within the wider Southport area.








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PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, Double & single glazing, Integrated Bang & Olufsen speaker system, Ultrafast broadband (estimated), alarm and CCTV.

EPC: TBC

Council Tax Band: F

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

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.



FIRST FLOOR



SECOND FLOOR

LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

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