

No.35 
Westcliffe
Road

BIRKDALE VILLAGE



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A detached family home of approximately 6,232 square feet across three floors, with six bedrooms, multiple reception rooms, a gym, and gardens to three aspects - offered to the market following a complete, architect-led reconstruction to the highest specification.

The Address That Sets the Standard

A century of presence on one of Birkdale's finest roads - and a house that has never looked better than it does today.

Westcliffe Road does not need to announce itself. The wide carriageway, the mature canopy, the quality of what sits behind its boundaries - these are things that speak without effort, and have done so for the best part of a hundred years. Westcliffe has stood here since 1926. It has watched the road around it change, and remained - through all of it - one of the addresses that defines it.

What stands here today, however, is not simply the house that was built that year. It is something rarer and considerably more considered: a centenary home stripped back to its original brickwork and rebuilt from within to a standard that most new houses - whatever their price - cannot honestly claim to match. Every service replaced. Every material chosen with intent. Every element constructed by an architect owner who understood not only what the house could become, but what it deserved to be.





The approach sets the tone with complete confidence. Automated wrought iron gates - video-intercommed, integrated, opening without fuss - give way to a generous gravelled forecourt that sweeps before the house with the easy authority of a plot that has never needed to make excuses about its size. The front garden is immaculate: close-striped lawn, clipped box hedging, considered planting kept low and deliberate so that nothing distracts from the elevation itself. And the elevation earns every glance. Warm red brick laid with the precision of its era. A hipped roof of rich clay tile rising through three full floors. Dormers that punctuate the roofline with quiet rhythm. And at the centre, the arched sandstone doorcase - the one flourish the original architects allowed themselves, and the one that is remembered longest on the drive home.

From above, the full generosity of the plot reveals itself. Westcliffe occupies its corner of the road as though it was always the reason the road existed - the front garden curving with the street, the side garden stretching deep to one flank, and behind it all, the south-facing rear garden opening out in a long, sunlit sweep that runs east to west and catches the light from morning until the last of the evening. The flat-roofed extension - precisely proportioned against the original hip - carries the house into the garden via the composite decking that runs the full width of the rear elevation, its halo lighting set below the boards catching the warmth long after the sun has moved on.

The house has been a hundred years in the making. It has arrived at exactly the right moment.

The First Impression That Stays With You

The entrance hall at Westcliffe is not a space you pass through. It is a space you arrive in.

There are entrance halls that perform their function and nothing more. And then there is this - a room of genuine width and genuine height, where the decision of where to look first is an entirely pleasurable problem.

The restored original parquet floor is the foundation of it all. Specialist-laid and brought back to its 1926 character with the kind of patience that only someone who truly understands craftsmanship would invest, it runs the full length of the hall in a warm herringbone that anchors the space underfoot and draws the eye forward. And forward is worth looking. At the far end of the hall, a set of solid panelled doors opens to reveal a second threshold - the

black-framed Crittall glazing beyond, and through it, the garden. It is a view that arrives in layers: the hall giving way to the reception rooms, the reception rooms giving way to the extension, and the extension giving way to the south-facing lawn beyond. The whole depth of the house, revealed in a single sightline.

Above it, heritage-toned walls in a considered grey - part of an interior palette chosen throughout the house using heritage colours only - give the hall a softness and depth that could only have been arrived at by someone with a genuine eye. Tall portrait windows flood the space with natural light, the proportions of the glazing doing what only original period fenestration can: filling a room from cornice to sill without effort.





But it is the staircase that commands the room. Original, restored, and quite simply one of the finest features of any house on this road - the wide hardwood handrail sweeps upward in a confident curve, supported by cast iron balusters of intricate decorative ironwork that speak directly of the era in which this house was born. They have not been replaced. They have been brought back - carefully, respectfully - to exactly what they were always meant to be. The staircase rises to a landing window that fills the upper hall with borrowed light, the ironwork casting its shadow against the white paintwork in a way that changes with the hour.

A cluster pendant hangs above the hall, its gathered glass forms catching the light with the easy confidence of a fitting chosen by someone who knew exactly what the room needed.

To stand here is to understand, immediately and completely, what this house is.

A Room That Knows Its Own Mind

The main lounge at Westcliffe is the kind of reception room that reframes what a living room can be.

There are rooms that a house is built around, and rooms that a life is built around. This is both. A generous, beautifully proportioned reception room with the restored parquet continuing underfoot from the hall, its herringbone running with the warm, settled confidence of a floor that has been here since 1926 and intends to remain.

The deep plaster cornice traces the full perimeter of the ceiling with the unhurried craft of an age that considered such things worth doing properly. At the heart of the room, the Portland stone fireplace - one of the house's signature features, installed as part of the architect-led reconstruction - anchors the space with quiet authority, its cast iron insert sitting within the surround with exactly the right weight and proportion. It is the kind of fireplace that a room arranges itself around rather than one that is arranged around by a room.





Light arrives generously through tall portrait sash windows, their proportions drawing in the quality of light that only original period glazing achieves - bright without glare, warm without effort. The premium Crittall glazed doors connect the room to the extension and garden beyond, framing the view outward with the considered eye of someone who understood exactly what would be seen through them at every time of day.

The lounge at Westcliffe is not a room you style for viewings. It is a room you live in - and feel the difference every single day.

The Centre of the House

Where the ground floor gathers itself - a reception room of effortless versatility and quiet architectural confidence.

The central reception room sits at the very heart of the ground floor, and it understands that position completely. Flanked by the principal lounge to one side and connected through premium Crittall glazed doors to the kitchen and garden beyond, it is the room through which the whole house breathes - the pivot around which every other space on this floor turns, and a room entirely capable of standing on its own terms.

The restored parquet continues its run through here from the hall, the herringbone pattern grounding the room with the same warmth and depth it carries throughout the ground floor. A second Portland stone fireplace - its cast iron arched insert alive with flame - anchors the room at its heart, the white surround clean and precise against the walls. The black-framed Crittall doors at the far end frame the dining room and garden beyond in a way that makes the whole ground floor feel connected and considered rather than merely sequential. Tall portrait windows bring the light in with the same generous, unhurried quality found throughout - rooms that are never dim, never reliant on artificial light to feel alive.





It is a room of genuine flexibility. Long enough for a dining table that seats eight with ease. Intimate enough, with the fire lit, to become somewhere entirely private. Open enough, with the Crittall doors parted, to feel like the natural centre of an evening that moves freely between kitchen, reception and garden.

A room at the centre of everything, that somehow manages to feel like a room apart.

A Room to Disappear Into

The snug at Westcliffe is the counterpoint to the drama elsewhere - and all the better for knowing exactly what it is.

Every house of this scale needs a room that asks nothing of you. A room where the scale is human rather than grand, where the walls feel close in the best possible sense, and where the decision to spend an entire Sunday afternoon can be made without apology. At Westcliffe, that room is this one.

The heritage colour chosen for the snug is one of the most considered decisions in a house full of considered decisions. A deep, enveloping blue-grey - the kind of shade that is almost impossible to name precisely but immediately, instinctively right - wraps the room in a warmth that has nothing to do with temperature and everything to do with

atmosphere. The original cast iron fireplace sits within its alcove with the quiet authority of something that has always been here, the flanking recesses giving the room a symmetry that feels resolved rather than imposed. Two tall sash windows - one to the front, one to the side - flood the room with natural light from two aspects, so it never feels dark despite its depth of colour; it simply feels held.

The carpet underfoot softens everything pleasantly, and the room holds its proportions with an ease that makes it feel generous without being large. It is a room that a family claims in different ways - the morning coffee, the evening film, the quiet hour between the noise - and one that gives something different back on each occasion.

The rest of the house impresses. This room stays with you.





The Heart of the House, Drawn in Light

Kitchen, dining and living - three spaces that flow into one as naturally as breathing, in a room that redefines what the back of a house can be.

There are extensions, and then there are statements. What has been created at the rear of Westcliffe belongs firmly in the second category - a space that takes the best of what a century-old house offers and places it in direct, unhurried conversation with something entirely and unapologetically contemporary.

The kitchen itself stops you first. Matte black handleless cabinetry runs the full length of the rear wall in a long, unbroken run - floor to ceiling, precision-fitted, the kind of kitchen that makes everything else look provisional by

comparison. A full-height feature wall of textured natural stone flanks the cabinetry on both sides, its layered grey and silver tones providing a depth of material that lifts the scheme far beyond anything a paint colour alone could achieve. Neff appliances throughout - oven, ceramic hob with integrated extraction, and further integrated appliances - are chosen and installed with the seriousness they deserve, and the Corian worktops carry that same commitment to quality: smooth, seamless, immaculately white against the black of the cabinetry beneath. Separate red and white wine fridges sit integrated below the island, a detail that says everything about the level of thought invested here. A boiling water and filter tap completes a kitchen specified for the way people who cook seriously actually live.





The island is the pivot of it all - a generous, freestanding volume of matte black with its Corian surface, the Neff ceramic hob set flush into it, a breakfast bar to one side where the morning begins before the day has properly started. Above it, a rooflight draws the sky directly down into the room - a panel of pure light that shifts through the day as the sun moves and the weather changes, filling the kitchen with a quality of overhead illumination that no amount of artificial lighting can replicate. The floating halo ceiling detail - its integrated LED linear lighting set into the recess with a warm oak surround - wraps the perimeter of the extension with an architectural precision that marks this space as the work of someone who understood exactly what they were doing, at every stage and in every detail.

Beyond the island, the dining area unfolds naturally - a space of genuine scale, long enough for a table that seats eight or more, with the garden visible through the bi-fold doors ahead and the Crittall glazing to the side keeping the original reception rooms in quiet view. And then the living space: where the bi-folds open fully, the boundary between inside and outside simply ceases to exist. The south-facing garden stretches ahead in full sun, the composite decking stepping down from the threshold with its halo lighting set below the boards, the lawn beyond catching the light from east to west across the full span of the day.

This is the part of the house a family lives in most. It has been built for exactly that - and then some.

The Wing That Makes the House Work

Bar, prep kitchen, utility and cloakroom - the private infrastructure of a house built for those who live well and entertain seriously.

Behind the main kitchen, the house reveals a second layer of itself - a sequence of spaces that would be the envy of a private members' club, let alone a family home, and that speak more clearly than anything else about the completeness of the vision behind this rebuild.

The bar is the first revelation. A dedicated room of genuine theatre - the full-height wine display wall, its bottles suspended against a layered natural stone backdrop and

bathed in warm integrated lighting, running floor to ceiling on one side and holding a collection that any serious host would be proud of. Opposite, the stainless steel bar top runs the length of the room at the perfect height, the overhead glass rack above it carrying stemware with the easy confidence of somewhere that expects to be used. It connects directly through to the prep kitchen beyond, so the flow from cellar to kitchen to table is entirely seamless.







The prep kitchen itself is a serious room. High-gloss grey cabinetry, a stainless steel worktop of considerable depth, a second island with inset sink, and a tower of Neff appliances - oven, microwave, coffee machine - arranged into the cabinetry with the precision of a kitchen that means business. Grey metro tiling lines the walls, underfloor heating runs beneath the floor, and tall sash windows bring natural light in from the garden-facing aspect.

The utility room sits beyond - painted shaker cabinetry in a warm grey-taupe, solid oak worktops, metro tiling to dado height, and the same tall sash window that gives the prep kitchen its light. A room designed with the same eye for detail applied to every other square foot of the property - and one with a practicality that extends beyond its four walls. A door connects directly to the secure external courtyard, making this an equally natural dog room or boot room for a family that uses its outdoor spaces seriously.

And then the cloakroom: white metro tiling to dado level, a wall-hung basin, concealed cistern WC - and above it all, a botanical wallpaper of such joyful extravagance that it stops every first-time visitor in their tracks.

The back of this house works as hard as the front of it looks. That balance is one of the rarest things a property can offer.

To Arrive Here is to Feel the House Exhale

The first floor landing, principal bedroom and en-suite - a suite of rare generosity, where the house reveals its most private and most considered self.

The staircase delivers you to the first floor with the same quiet ceremony it begins below. At the top, the landing opens into a space of genuine width - broad enough to pause in, well-proportioned enough to feel like a room in

its own right rather than a threshold to be crossed. The original cast iron balusters continue their sweep around the gallery, and looking down through them to the parquet of the entrance hall below - the pendant still catching the light, the restored ironwork casting its shadow across the herringbone - is one of those moments that only a house of this age, rebuilt with this degree of care, can honestly offer.





The Principal Suite

The principal bedroom lies beyond the first of them, and it announces itself without effort. Two full-height sash windows set into the front elevation flood it with light from two aspects simultaneously, the morning arriving through one and the afternoon through the other, the outlook across the mature front garden giving the room a sense of openness that a lesser house on a lesser road simply could not provide. The heritage taupe chosen for the walls - warm, resolved, entirely at ease with itself - wraps the room in a depth of colour that is calm rather than heavy. A brass and glass chandelier hangs at the room's centre with the kind of confident simplicity that only works when the room beneath it is good enough to carry it. The deep plaster cornice, the generous carpet underfoot, the proportions of a room designed to be the principal bedroom of a house built to last a century - all

of it combines into somewhere that settles you the moment you step inside.

The en-suite opens directly from the bedroom and carries the same sense of quality without compromise. Large-format wood-effect tiles line the walls of the oversized walk-in shower, their grain and texture giving the room a warmth that stone alone rarely achieves, and run continuously across the floor. Twin wall-hung basins sit side by side beneath a full-width heated mirror, the chrome fittings precise and clean against the tiling. A tall sash window brings natural daylight in from the front aspect, and the whole room has the unhurried quality of somewhere designed for restoration rather than routine.

The principal suite at Westcliffe is the room a house of this quality earns the right to offer - and it does so completely.





Rooms That Give Everyone Their Own World

Four bedrooms, two bath or shower rooms, and a family bathroom of genuine distinction - the first floor is as considered as everything below it.

The further bedrooms at Westcliffe carry a quality of thinking that lesser houses reserve only for the principal suite. Each has been finished with the same attention to palette, proportion and detail that defines the whole - and each has its own identity, its own mood, its own reason to be remembered.

Bedroom two is a guest suite of real generosity - a bright, calm room finished in white throughout, its sash window to the side aspect bringing in a clean, unhurried light that suits

the room's quiet confidence entirely. Accessed via its own private lobby off the upper landing, the en-suite shower room can function as a purely private facility for the guest suite or, equally, as a shared bathroom serving the first floor more broadly - a flexibility that a house of this size, used seriously, will find genuinely valuable. The shower room itself continues the wood-effect tiling in a lighter, warmer tone - floor to ceiling, wrapping the space in a material warmth that makes it feel considered rather than utilitarian. A concealed cistern WC, pedestal basin with chrome fittings, and integrated LED lighting complete a room that does everything asked of it without compromise.



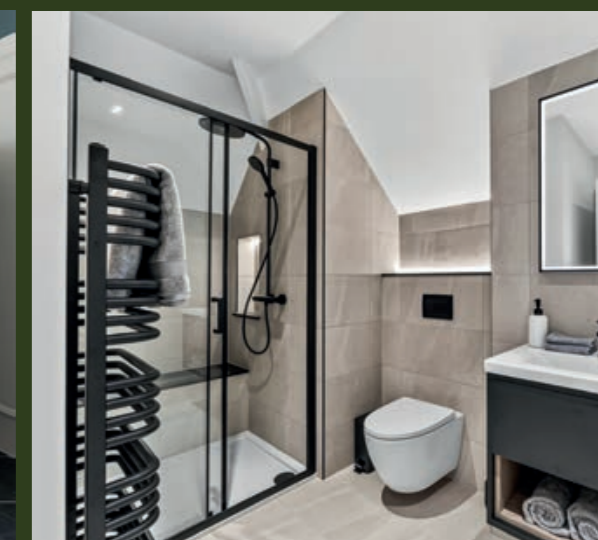
Bedroom three makes no apologies for itself. A deep, saturated indigo - one of the boldest heritage choices in a house that makes several - wraps the walls from cornice to skirting and gives the room an atmosphere that is immediately, unmistakably its own. Two sash windows set into the corner of the room fill it with light from two aspects simultaneously. The cornice runs its clean line at ceiling height, and the room carries its colour with the ease of somewhere that knew precisely what it was doing.

Bedroom four is the quieter counterpart - finished in a soft, considered grey-green that sits gently against the white of the woodwork and the natural light from the sash window to the front. The proportions are easy and unhurried, and the room has the settled quality of somewhere that has been thought about carefully and then left to simply be itself.

And then the family bathroom - a room that stops every viewing in its tracks. Deep teal walls above white tongue-

and-groove panelling that runs to dado height around the full perimeter. The freestanding roll-top bath at its centre - white, deep, set on black claw feet with a chrome floor-standing filler - is the kind of feature that makes a house worth buying for a single room. Above it, a crystal chandelier hangs within a circular chrome rail, the combination of traditional and contemporary executed with a sureness of touch that only a professionally interior-designed scheme consistently achieves. Black slate-effect large format tiles run across the floor with a weight that grounds the whole composition. It is, without qualification, one of the finest family bathrooms to be found in any house at any price on this road.

The first floor at Westcliffe offers something increasingly rare - a collection of rooms where every member of a family finds somewhere that feels entirely their own.







The Second Floor

Two further bedrooms, a bathroom, and generous additional space that reminds you this house has kept something in reserve - right to the very top.

The staircase continues its ascent to the second floor, and the house reveals one final dimension of itself - a floor that makes no concession to being an afterthought, because it was never treated as one.

The roofline arrives here in the most characterful way. The angled ceilings, the dormer windows set into the slope of the original hipped roof, the quality of light that comes in from above - all of it gives the second floor a sense of enclosure and warmth that the floors below, for all their grandeur, cannot replicate in quite the same way.

Bedroom five carries the same bold approach to colour that runs throughout the house - deep indigo walls, the roofline angling above the bed on one side and opening into a bright dormer window nook on the other, perfect proportions for a desk and a view across the treetops below. The super-insulated attic space above means the room holds its temperature in a way that most top-floor rooms never manage - warm in winter, cool in summer, genuinely comfortable year-round. Off bedroom five, two

generous storerooms provide substantial additional space - one already serving as useful storage, the other presenting a straightforward opportunity for conversion to a dressing room or further en-suite, should the next owner wish to complete the suite.

Bedroom six takes a different tone - a warm, enveloping dusky mauve that wraps the angled walls with a depth and softness that makes the room feel held rather than cramped. The dormer window frames a view of open sky and the canopy below, and the room is well-proportioned enough to sit comfortably as a double.

Serving both rooms, the shower room on this floor is finished to exactly the same standard as everything below it - large format stone-effect tiles in a warm sand tone, black-framed glass shower enclosure with rainfall head, wall-hung WC with concealed cistern, a floating vanity unit in charcoal with inset basin and matte black fittings, a black heated towel rail, and an LED-framed heated mirror. A bathroom that would be considered exceptional in most houses. Here, it simply maintains the standard.

Six bedrooms across three floors. A house that gives to the very last room what it gave to the first - and means it every time.

The Grounds

Gardens to three aspects, a south-facing lawn that runs all day with the sun, a private courtyard, and a gym that changes the conversation entirely.

The gardens at Westcliffe are not an afterthought. They are a continuation of the same thinking that shaped everything within - considered, generous, aligned east to west so that the south-facing rear catches the sun from the moment it clears the roofline until it drops behind the boundary in the evening. On a Birkdale summer's day, that alignment is not a detail. It is the difference between a garden you visit and a garden you live in.

The rear garden opens directly from the kitchen and living space through the full-width bi-fold doors, the high-quality maintenance-free composite decking stepping down from the threshold in a broad, well-proportioned platform that runs the width of the extension. It is a surface designed for use - generous enough for a full outdoor dining arrangement at one end and a deep seating group

at the other simultaneously, its halo lighting set beneath the boards coming into its own as the evening draws in. Structured planting beds in golden gravel flank the decking on either side, low and considered, giving the transition from house to garden a designed feel without interrupting the sightline across the lawn beyond.

And the lawn is the thing. A long, striped sweep of close-cut turf stretching away from the decking in a generous rectangle, bordered by a sleeper-edged raised bed along one flank and mature planting along the boundaries - a copper beech of real presence anchoring the far corner with the kind of character that takes decades to earn. The garden is private without feeling enclosed, open without feeling exposed. To one side, a generous mulched plot runs to the boundary - a substantial parcel of ground with real potential, whether as a children's play area, a home office in the garden, or ancillary accommodation for those who need the space to be self-contained.







To the side, the courtyard garden is a different experience entirely - sheltered, sun-warmed, and entirely its own world. Enclosed between the original brick of the house and the whitewashed walls of the outbuildings, with a flagstone floor, festoon lights strung overhead, terracotta pots lining the walls with seasonal planting, and the arched garden gate giving it a character that no modern development could replicate. From the courtyard, access is also available to a workshop, storeroom and external WC - a practical infrastructure that sits quietly out of sight and earns its keep. The kind of space that earns the description of a room without a roof.

The front garden completes the picture - formal, immaculate, the striped front lawn curving with the road behind its boundary wall and wrought iron gates. Close up, the sandstone archcase - its dressed stone voussoirs, the double-leaf door within, the quiet symmetry of the windows either side - is one of the finest pieces of architecture on the road.

The Garage and Gym

A double garage that became something considerably more interesting.

The double garage sits within the private wing of the property, accessed from the courtyard, and has been transformed into a dedicated gym of real seriousness. Rubber gym flooring across the full footprint, OSB board lining to the walls giving it a clean industrial character, LED perimeter lighting set at low level running the full perimeter,

a full-wall mirror doubling the apparent depth of the space, and a flat-screen television mounted at eye level. The automatic roller door provides full vehicular access, so the space reverts to a double garage entirely at will - generous enough, should the mood take a different turn, to house a supercar or two in equal comfort.

A garden that holds the house. A house that holds a life. At Westcliffe, outside and inside are equally worth having.





Birkdale

One of the most quietly coveted addresses on the Lancashire coast - and a village that rewards the decision to be here every single day.

Birkdale is the kind of place that people arrive at deliberately and leave reluctantly. Its wide, tree-lined roads, its quality of architecture, its proximity to both coast and town - these are not things that happened by accident. They are the product of a Victorian vision for a suburb of genuine character, and they have endured with a completeness that very few places can honestly claim.

The village centre itself is a genuine destination - a vibrant, independent collection of shops, cafes, restaurants and boutiques that has resisted the homogenisation that has diminished so many comparable addresses elsewhere. Birkdale Village is the kind of high street that a community actually uses, where familiar faces accumulate at weekends and where the quality of what is on offer has been earned by the people who provide it. It sits moments from Westcliffe and makes the ordinary business of daily life considerably more pleasurable than it has any right to be.

Southport extends the offer considerably. Lord Street - one of the finest Victorian shopping parades in the north of England, its glass-canopied arcade running the full length of a boulevard that would not look out of place in Paris - brings a scale of retail, dining and culture that a village alone cannot provide. The town's marina, its parks, its arts centre and its calendar of events give the wider area a civic richness that keeps life interesting through every season. The seafront, with its miles of protected sand dunes and open beach stretching along the Sefton Coast, provides the kind of unrestricted natural space that no amount of money can manufacture elsewhere.

And then there is Royal Birkdale. One of the Open Championship rota courses and one of the great links in the world, it sits as near neighbour to Westcliffe in the most literal sense - its fairways part of the landscape of this corner of PR8 in a way that shapes the character of the address as much as any architectural feature.

For families, Scarisbrick Hall School provides independent education of genuine quality within easy reach - a school that draws from across the region and that gives parents the confidence to commit to this address for the long term. The state school offering in and around Birkdale and Southport is equally well regarded. The railway connection from Southport into Liverpool is direct, frequent and fast - the city centre reachable in under an hour. Manchester Airport and Liverpool John Lennon Airport are both within comfortable driving distance, and the M58 and M6 motorway network connects the area to the broader region with the kind of ease that makes Birkdale a practical choice as much as an aspirational one.

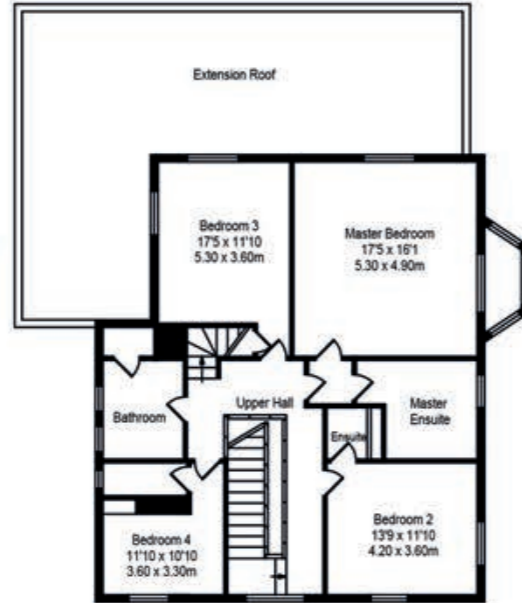
Birkdale is not a compromise between the life you want and the place you can afford. It is, for those who find it at the right moment, exactly the right answer.



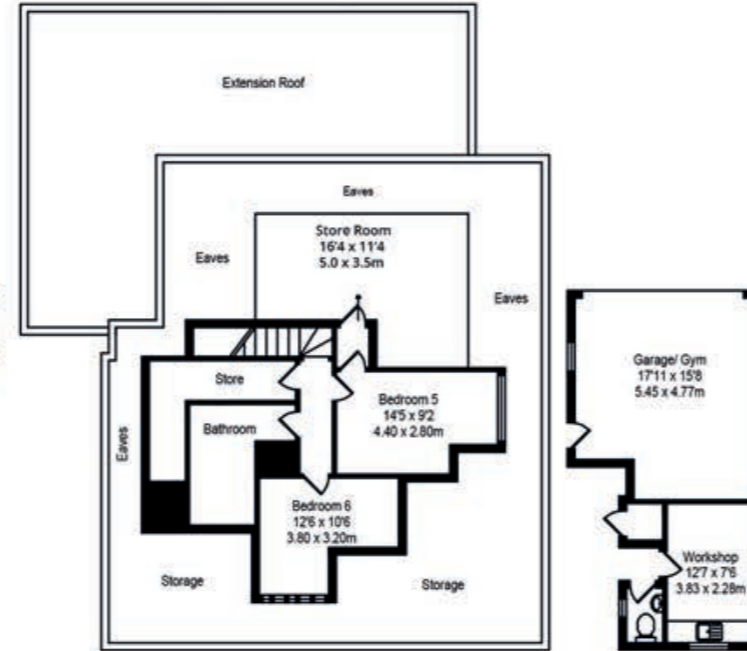
Westcliffe Road, Southport
Total Approx. Floor Area 6232 Sq.ft. (578 Sq.M)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 2842 Sq.Ft
(264 Sq.M.)



Approx. Floor
Area 1223 Sq.Ft
(113.62 Sq.M.)



Approx. Floor
Area 1775 Sq.Ft
(164 Sq.M.)



Approx. Floor
Area 392 Sq.Ft
(36.42 Sq.M.)

FINER POINTS

- A detached family home of approximately 6,232 square feet across three floors, constructed in 1926 and completely rebuilt to the highest specification by an architect owner - stripped to the original brickwork, rebuilt beyond Building Regulations standard, with all new services throughout
- Specialist restored original parquet flooring to the ground floor - laid in 1926 and brought back to its full character with exceptional care and craftsmanship
- Original restored wide hardwood staircase with cast iron decorative balusters - one of the finest period features of any home on this road
- Portland stone fireplaces to the ground floor reception rooms, each with original cast iron inserts
- Premium Crittall glazed doors throughout the ground floor - connecting the principal rooms with an architectural precision that defines the interior
- Professionally interior designed throughout using heritage colours only - a scheme of complete coherence from ground floor to roof
- Formal kitchen fitted to an exceptional standard: Neff appliances including ceramic hob with integrated extraction, separate red and white wine fridges, Corian worktops, boiling water and filter tap
- Floating halo ceiling to the extension with integrated LED linear lighting and warm oak detail - a piece of architectural thinking that elevates the entire kitchen and living space
- Separate bar with full-height illuminated wine display wall and dedicated prep kitchen with Neff appliance tower and underfloor heating - a ground floor designed for those who entertain seriously
- Utility room with direct access to the secure external courtyard - equally suited as a dog room or boot room
- Smart integrated alarm system and CCTV, video intercom to automated wrought iron entrance gates
- Super-insulated attic space - exceptional thermal performance throughout the upper floors, year-round
- Six bedrooms across three floors, each finished to an individual standard with its own distinct character and heritage palette
- Principal bedroom suite with twin-aspect sash windows, en-suite with twin basins, oversized walk-in shower and heated mirror
- Family bathroom of exceptional distinction: freestanding roll-top bath, crystal chandelier, tongue-and-groove panelling and black slate tiling
- Four further bath or shower rooms, each finished without compromise - heated mirrors throughout
- Two generous storerooms on the second floor, one of which offers straightforward conversion to a dressing room or further en-suite for bedroom five
- Ground floor cloakrooms serving the principal entertaining wing
- Double garage currently configured as a private gym with LED perimeter lighting, full-wall mirror and rubber flooring - retains full vehicular use and ample space for a supercar collection
- Workshop, storeroom and external WC accessed from the private courtyard
- Private courtyard garden with festoon lighting and arched garden gate - a sheltered sun trap entirely separate from the main garden
- South-facing rear garden aligned east to west for all-day sun, with high-quality maintenance-free composite decking with halo lighting below, structured gravel planting and a generous striped lawn with mature boundary planting
- Generous mulched plot to the rear boundary with potential for ancillary accommodation, a garden office or children's play area
- Formal front garden with close-cut striped lawn, clipped box hedging and video-intercommed automated gates - one of the finest frontages on Westcliffe Road
- Westcliffe Road, Birkdale: one of the premier addresses on the Lancashire coast, moments from the village, Royal Birkdale Golf Club, the beach and direct rail to Liverpool

A Note from the Owner

This house has been my project, my passion and my home - sometimes all three at once, and not always in that order.

I came to Westcliffe Road because I saw what it could be. Not what it was - though the bones were always exceptional - but what it was capable of becoming in the hands of someone who was prepared to take it seriously. I am an architect. I could see it clearly. And so I stripped it back to the brickwork, replaced every service, sourced every material with care, and rebuilt it from the inside out to a standard that I would not have accepted any other way.

It has taken time. It has taken more of me than I anticipated. And it has given back more than I imagined.

Living here, you notice the smaller details. The way the parquet floor changes colour through the afternoon as the light moves across it. The particular quality of a winter evening in the snug with the fire going. The silence of the principal bedroom at the front of the house, where the road below is unhurried and the morning arrives without urgency. The garden on a clear summer evening, when the bi-folds are open and the decking holds the last of the warmth long after the sun has moved on.

Every room in this house was a decision. Every finish, every colour, every fitting was chosen by someone who cared about the outcome and was in no hurry to get it wrong. That is not something you can add afterwards. It is either there or it isn't.

I am ready for the next chapter. But I am leaving this one with real gratitude - for what the house allowed me to create, and for what it has given me in return.

I hope it finds someone who recognises it for what it is.



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