

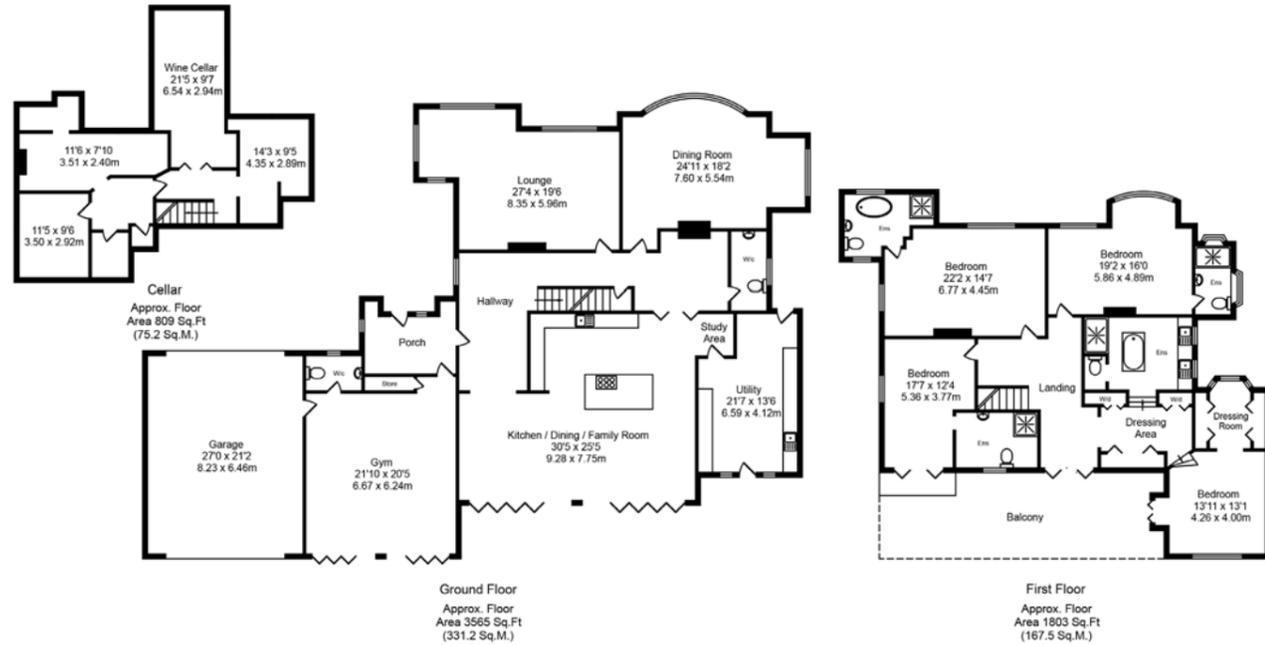


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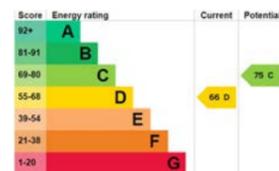
Total Approx. Floor Area 6177 Sq.ft. (573.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: TBC

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Sandringham Road, Birkdale
 Asking Price £2,750,000



Arnold & Phillips proudly present this outstanding turnkey home set prominently along prestigious Sandringham Road in the heart of beautiful Birkdale. The property exudes elegance and opulence and displays luxurious interior design, unparalleled craftsmanship and great attention to detail throughout. With an amazing 6177 square feet of sublime family living space the property offers a living experience that is truly second to none, featuring a bespoke combination of grand Edwardian features and breathtaking contemporary design.

The property has undergone an extensive series of refurbishments and has been finished to an almost unassailable standard and our client has meticulously overseen every aspect of this process. Initially the property was taken back to the brick, which allowed for a fresh start in terms of the homes design and layout. As part of these renovations, the property has been fully re-wired and re-plumbed, ensuring efficiency throughout. One notable enhancement is the introduction of underfloor heating, which has been installed in the majority of the living spaces, including the downstairs (with the exception of the dining room), all the en-suites, and the master bedroom.

As you step into the reception hallway, you are met with an air of elegance and sophistication and the attention to detail is immediately evident with 'Ted Todd' walnut flooring, feature stained glass, original tiled flooring and traditional wrought iron style radiators.

A handy cloakroom provides convenience and adds to the overall functionality of the property and the beautiful main lounge is a haven of relaxation, featuring an attractive fireplace with a cosy wood burner and ample space for entertaining guests. Adjacent to the lounge is a formal dining room with original oak panelling, parquet flooring, a minster style fireplace with brick interior and a multifuel stove - a perfect room for hosting lavish dinner parties and special occasions.

The highlight of this home however is undoubtedly the breathtaking open plan family living area, dining area and kitchen. Full length 'sky frame' windows bathe the room in natural light and offer delightful aspects over the gardens. The patio, accessible through these windows, provides an ideal space for hosting grand parties and enjoying outdoor living. The integrated AV system adds a touch of modernity and allows for easy entertainment.

The professional grade kitchen is a masterpiece designed for entertaining and will impress even the most discerning chef. Crafted by renowned kitchen designer Tom Howley, the bespoke Hartford design is hand finished in Avacado and perfectly complemented by a walnut carcass and antique brass fittings. The Calcutta gold Silestone worktop adds a touch of luxury and elegance to the space and the large island unit is complete with a Miele induction hob, Westin extractor, and a convenient Quooker hot tap. This island not only serves as a functional cooking space, but also as a gathering point for family and friends. There is a range of Miele appliances with a steam oven, an 'M Touch' Combi oven, and two warming drawers that provide versatility and convenience for any culinary enthusiast. The full size 'Sub Zero' fridge-freezer and wine chiller ensure ample storage for fresh ingredients, perishables and fine wines. The signature Tom Howley craftsmanship is evident in every detail, from the handcrafted cabinets to the carefully selected materials and finishes, whether you are whipping up a quick meal or hosting a grand dinner party, this kitchen will inspire and delight.

The adjacent utility room is finished to the same high standard as the kitchen, with attention to detail and functionality. Also designed in line with the Tom Howley Hartford design, it features a hand finish in Tansy, complemented by oak carcasses, a Quooker hot tap, a Miele dishwasher, and a Fischer and Patel fridge freezer. For added convenience, there is a concealed Miele washer and dryer ensuring a seamless and organised space for laundry without compromising on style. The utility room is finished off with fired earth tiled flooring, a durable and easy-to-maintain choice. The combination of practicality and elegance makes this utility room a functional and aesthetically pleasing space. The ground floor is rounded off with an air-conditioned, 432 square foot gym, with a handy two-piece wc, huge sliding glass doors to the garden and an integrated sound system - a fabulous room that allows you to stay in shape whilst enjoying the comforts of your own home.

On the lower ground floor there is a high-end wine cellar, a haven for wine connoisseurs and enthusiasts alike. Designed with meticulous attention to detail, thoughtfully designed with a sophisticated aesthetic, utilising premium materials and finishes and crafted to maximise storage capacity and allowing you to showcase your collection with pride. The attention to detail in this wonderful room not only protects your collection but also provides a captivating atmosphere for tastings and entertaining guests.

On the first floor the landing area gives way to four wonderful bedrooms, with the sublime master suite offering a truly indulgent experience. As you enter the bedroom suite, you are instantly enveloped in an atmosphere of elegance and opulence with his and hers dressing rooms, complete with bespoke fitted wardrobes. This ensures ample storage space for clothing, accessories, and personal belongings, creating a sense of organisation and style. One of the standout features of the room is the access to a large balcony, from where you can enjoy lovely aspects of the meticulously landscaped gardens. The en-suite bathroom is a true centrepiece. It features a large, five-piece layout, with a free-standing, double-ended bath which invites you to soak away the stresses of the day, while the free-standing waterfall shower provides a soothing and exhilarating experience. There's a low level wc, and twin vanity bowls with art deco mirrors that a touch of sophistication and functionality. The pristine tiling and underfloor heating enhance the rooms relaxing ambiance creating a spa-like atmosphere. The homes three further bedroom are all doubles, and all have beautiful en-suites finished to the same high standards.

Designed by the award-winning garden designers 'Alistair W Baldwin & associates' based in North Yorkshire, the outdoor space of this property is truly breathtaking. The front garden welcomes you with a sweeping carriage driveway adorned with stone set cobbles, accessible through two sets of hardwood gates and an intercom system. The rear garden has been thoughtfully landscaped to create numerous patio areas, perfect for enjoying al fresco dining or simply relaxing in privacy. The planted areas, meticulously cultivated, showcase an array of vibrant and fragrant flowers, while the neatly maintained lawns offer ample space for outdoor activities. The inclusion of decorative shrubbery adds visual interest and texture to the garden, creating a picturesque setting. At the end of the garden is a two storey, detached ancillary building which has been fully renovated, offers toilet facilities and would be ideal for use as a home office, guests' accommodation or co-dependent relatives with a further paved and pebbled patio that serves as a barbecue area, ideal for entertaining family and friends during warm summer evenings.

Other benefits of this magnificent home include gas central heating with a 'Viessmann' boiler and unvented cylinder, this supplies the traditional cast iron radiators and underfloor heating. The running of the property is controlled by a sophisticated, customisable 'Control 4' system which manages the lighting, heating, sound system, entry phone alarm, and CCTV. Easily run from remote controls in the master bedroom and the living, dining, kitchen or from around the house via a smartphone app.

Situated along the coast, Birkdale offers residents a truly idyllic setting with its proximity to stunning sandy beaches, lush green spaces, and an array of recreational activities. The thriving village centre is within walking distance, offering an array of boutique shops, quaint cafes, and restaurants, providing a delightful shopping and dining experience. For those seeking a vibrant nightlife, Birkdale also offers a variety of pubs and bars to enjoy an evening out with friends. Transport options are also excellent with convenient access to Liverpool & Manchester city centres.





KEY FEATURES

- Outstanding Turnkey Home
- Extensively Refurbished
- Four Wonderful Bedroom Suites
- Circa 6177 Square Feet
- Bespoke Family Living/Dining Area and Professional Grade Kitchen
- 432 Square Foot Gym
- High-End Wine Cellar
- Breath-Taking Rear Garden
- Two Storey Detached Ancillary Building
- Sweeping Carriage Driveway
- Gated Access with Intercom System



