

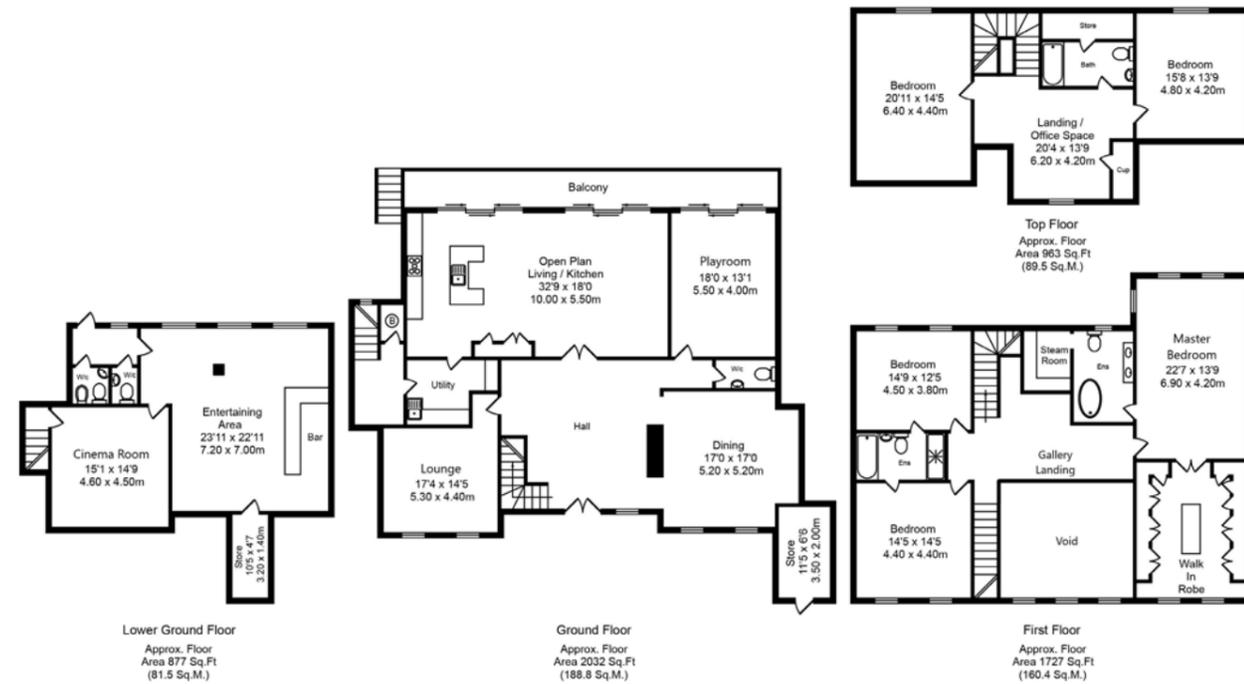


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 arnoldandphillips.com

**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

Total Approx. Floor Area 5599 Sq.ft. (520.2 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: G

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](http://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

Brocklebank Road, Southport  
 Asking Price £1,245,000



Arnold & Phillips are delighted to offer for sale this quite captivating and luxurious detached residence, located at one of the regions most notable addresses and providing a wealth of opulent family living space spanning an impressive 5599 square feet across four inviting levels.

This stunning home has been completely rebuilt to the highest of standards under our clients attentive tenure and displays a stylish flair with designed interiors, a flawless finish, exquisite details and high-end fittings throughout.

Once inside the home you are greeted by a simply breath taking double height reception hallway, with a sweeping staircase leading to a gallery landing, there's plenty of room for a grand piano and the focal point of the room is a handsome stone fireplace with feature two sided stove style fire. This beautiful reception is open to a formal dining room which itself easily seats twelve diners and features a bespoke handcrafted wine display, a true statement piece for the discerning connoisseur with a passion for world class wines.

Also just off the reception hall is a lounge/TV room, a handy downstairs cloaks/wc and double doors that lead through to a huge open plan family dining kitchen and living area with two sets of sliding patio doors that open out on to the rear terrace. This magnificent room is as perfect for every day family living as it is for grand entertaining and features a wonderful array of bespoke fitted cabinetry with extensive work space, a large island, granite tops and top of the line appliances including a range oven, fridge, freezer, wine cooler and dishwasher. The ground floor is rounded off with a practical utility room and an additional reception room which is currently utilised as a playroom which also has sliding doors out to the rear.

On the lower ground floor there is a cinema room, an entertainment suite with a bar area along and his and hers guest toilets. The spacious and stylish cinema room is designed with comfort and entertainment in mind, a space where you can relax in plush seating and immerse yourself in the latest blockbusters with a large screen, projector and surround sound system. Adjacent to the cinema room there's an expansive entertainment suite equipped with a bar area, ideal for celebrating special occasions and a perfect setting for creating unforgettable memories with family and guests.

The home's private spaces begin on the first floor with the fabulous gallery landing area giving way to three beautiful double bedrooms with the lavish master suite having a stunning fully fitted dressing room and a four piece en-suite which displays a stand alone bath and has access to a fully tiled sauna and steam room. Bedrooms two and three share a four piece Jack and Jill en-suite and on the second level there are two further double bedrooms and a bathroom along with a big landing area with space for a home office.

Outside, to the front the electronically operated gates with intercom access give way to a large, block paved, forecourt parking area with storage to the side elevation. To the rear there well kept, private gardens with neat lawns and numerous patio areas for grand scale outdoor entertaining. The surrounding area is renowned for its diverse range of prestigious homes, reflecting different types and architectural styles. Conveniently located with easy access to Southport town centre residents will enjoy a wealth of shopping, dining, and other amenities. Viewing of this magnificent home is strongly recommended to fully appreciate its wealth of amenities and the aspirational lifestyle that awaits.





**KEY FEATURES**

- Captivating Detached Residence
- Five Beautiful Bedrooms
- Circa 5599 Square Feet
- Completely Rebuilt to the Highest Standards
- Magnificent Open Plan Family Dining Kitchen
- Entertainment Suite with Bar & Cinema Room
- Private Well-Kept Rear Garden
- Large Forecourt Parking Area
- Electronically Operated Gates with Intercom Access
- Prestigious Location

