

**For Sale**

**Westbourne Road, Birkdale, PR8 2HY**



**Offers in Excess of £1,200,000 -  
Sold Subject to Contract**

**7 bedroom Detached**

- ✓ **Superb Seven Bedroom Detached**
- ✓ **Presented Over Four Floors**
- ✓ **Landscaped Front & Rear Gardens**
- ✓ **Viewing Absolutely Essential**
- ✓ **Feature in/out Driveway**
- ✓ **Sought After Birkdale Setting**
- ✓ **Indoor Swimming Pool & Jacuzzi**
- ✓ **Two Treatment Rooms & Clinic**
- ✓ **EPC Band Rating - 'D'**







## Description

**\*\*STUNNING '7' BED DETACHED PROPERTY - SHORESIDE, BIRKDALE - WITH EXTENSIVE GARDENS plus INDOOR SWIMMING POOL\*\***

Westbourne Road is a highly sought-after address and the location provides the perfect balance of peaceful surroundings, while still offering convenient access to a range of local amenities. The property is within close proximity to Birkdale Village, a bustling hub of shops, restaurants, and cafes. Additionally, the golden sands of the beach are just a short walk away providing stunning views of the coastline and ample opportunities for outdoor recreation and relaxation.

This exceptional property is a true gem, offering spacious and tastefully presented living spaces throughout. The property boasts a range of desirable features, including a luxurious indoor swimming pool and jacuzzi, a number of spacious entertainment rooms, and a bright and modern fitted kitchen. The property also includes seven impressive bedrooms, each with their own unique charm and character, providing ample space for comfortable and stylish living.

The exterior of the property is equally impressive, featuring a large in/out hard-standing driveway with ample room for multiple vehicles. There are extra large double gates for easy access. The landscaped borders add to the charming and welcoming atmosphere of the property. The rear of the property boasts a huge lawn area, perfect for outdoor activities and relaxation. Mature shrubs and trees add privacy and beauty to the outdoor space, creating a tranquil and serene environment to enjoy all year round.

Viewing of this exceptional property is essential to fully appreciate its many features and charms. To schedule a viewing, please call Bailey Estates on 01704 564163 and we will be happy to arrange a convenient time for you. Don't miss out on the opportunity to make this stunning property your dream home, where you can enjoy all the comforts and conveniences of modern living in a beautiful and tranquil setting.

## Location

Leave Bailey Estates Birkdale office and head down through the village, over the train tracks and along Weld Road. Continue over two sets of traffic lights for approximately 500 yards where Westcliffe Road will be located on the left hand side and then runs into Westbourne Road. Turn left into Westcliffe Road and continue along for approximately 1/4 of a mile where the property is on the left hand side.

## Ground Floor

**Entrance Porch - 5' 4" x 3' 1" (1.65m x 0.95m)** Step through a set of double doors to discover the enclosed front storm porch, where charming original Victorian tiles greet you underfoot. A wooden door, featuring a glazed panel,



leads to the under-stairs storage room, which offers ample space for all your storage needs. A uPVC frosted window on the front aspect ensures privacy while still letting in light. The space is completed by a central ceiling light, making this practical area both functional and inviting.

## **Entrance Hallway - 15' 8" x 14' 2" (4.79m x 4.34m)** (Maximum Dimensions)

Welcome to the impressive and inviting 'L' shaped entrance hallway, where every detail has been thoughtfully considered to create a warm and welcoming atmosphere. A bespoke wooden balustrade banister rail gracefully ascends to the first floor, adding an elegant touch to the space. The hallway is further enhanced by a tasteful dado rail, picture rail, and decorative plaster, all framed by elegant coving along the high perimeter. This meticulously designed entranceway sets the tone for the timeless charm and sophistication that permeate the rest of the home.

## **Sitting Room - 21' 5" x 18' 9" (6.53m x 5.73m)** (Maximum Dimensions)

Step into the fabulous and bright sitting room, where comfort and elegance meet to create the perfect space for relaxation and conversation. Large uPVC Bay windows adorn the front aspect, while additional uPVC windows grace a charming side alcove, reminiscent of a castle turret. This abundance of natural light creates an inviting and uplifting atmosphere throughout the room.

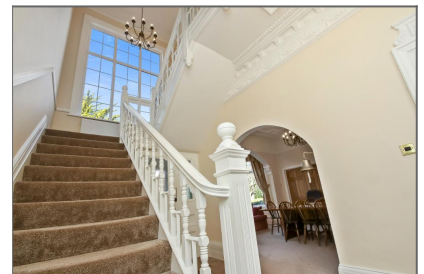
Panelled radiators, strategically placed on the front and side aspects, ensure a cozy environment for all to enjoy. To the side aspect, a stunning marble fire surround houses an electric fire (not tested), complemented by a matching marble hearth, creating a striking focal point in the room.

The sitting room's classic appeal is further highlighted by the picture rail, ornate coving, and intricate ceiling decoration. Twin ceiling lights cast a warm and welcoming glow, accentuating the room's exquisite features. This elegant sitting room offers an ideal space for family and friends to gather, share stories, and create unforgettable memories.

**Rear Morning Room - 18' 4" x 14' 11" (5.61m x 4.55m)** Bask in the warmth of the morning sunshine in this delightful morning room, aptly named for the way it captures the early rays of the sun. A large uPVC window to the rear aspect floods the space with natural light while providing unrestricted views of the lush garden, setting the perfect stage for a serene retreat or an intimate gathering.

A charming wooden fire surround adorns the chimney breast, adding a touch of classic elegance to the room. The timeless appeal of the space is further accentuated by the picture rail and ornate coving that gracefully frame the high perimeter. A decorative ceiling rose and central ceiling light elegantly complement the room's overall design, creating a cozy and inviting atmosphere in which to unwind and recharge.

This enchanting morning room offers a sanctuary for quiet reflection, casual conversations, or simply enjoying the beauty of the morning light as it casts its gentle glow throughout the space.



**Kitchen - 24' 4" x 13' 1" (7.42m x 4.01m)** Experience culinary delight in this sleek and modern fitted kitchen, featuring durable laminate flooring and an array of stylish base and eye level units for all your storage needs. The front aspect houses a single sink with a convenient mixer tap, making food preparation and cleanup a breeze. There is a further sink which is used for hand wash and food preparation. The worktops are beautifully crafted black quartz.

Integrated appliances, including a dishwasher, five-burner hob, and oven with an overhead extractor fan, blend seamlessly into the space, offering both efficiency and aesthetic appeal. A set of glazed patio doors on the rear aspect open out onto a charming wooden deck terrace, complete with a wrought iron surround, providing the perfect spot for al fresco dining or enjoying your morning coffee.

A UPVC door, accompanied by a uPVC window on the rear aspect, grants access to the picturesque rear garden, inviting the beauty of the outdoors into your kitchen. Recessed lighting in the ceiling enhances the kitchen's contemporary design, casting a soft glow that illuminates the space and makes it a true pleasure to cook and entertain in.

**Dining Room - 17' 4" x 15' 3" (5.29m x 4.66m)** A light and bright dining room, where timeless elegance and contemporary design come together to create a truly inviting space for memorable gatherings. The room features a stunning bay to the front aspect, housing a full suite of uPVC windows that bathe the area in natural light, setting the stage for unforgettable dining experiences.

To the side aspect, a charming period feature fireplace with marble hearth houses an electric fire (not tested), adding warmth and sophistication to the room. A panelled radiator, located on the rear aspect, ensures a cozy atmosphere for all to enjoy. The room's classic charm is further enhanced by the mid-height picture rail, decorative plaster, and coving that elegantly frame the high perimeter. A large light fixture at the centre of the ceiling illuminates the space, casting a welcoming glow on the beautifully arranged furnishings below.

For seamless flow and connectivity, a set of wooden double doors open into the adjacent clinic, while an archway to the right-hand side leads into the entrance hallway. This thoughtful layout creates a sense of openness and accessibility, making this dining room the perfect setting for both intimate family dinners and grand social events alike.

**Cloak/WC - 9' 9" x 4' 7" (2.98m x 1.4m)** A separate cloak/WC with vinyl flooring laid throughout and frosted uPVC window to the side aspect. The suite is comprising of a low level WC and pedestal sink. There is a great selection of base units and vanity drawers. A panelled radiator presented to the front aspect and recessed lighting to the ceiling.

**Entrance Lobby - 7' 8" x 5' 3" (2.36m x 1.62m)** Currently being utilised by our clients as a converted surgery/clinic but has the potential of being adapted into a home office/dependant relative suite. This area can also be re-established back into the family home. There is a separate private entrance through a set of double uPVC doors which open through into a light and bright entrance lobby. Panelled radiator presented to the side aspect. Picture rail fitted mid-height and central ceiling light.

#### **Reception Room/Waiting Area - 20' 4" x 16' 0" (6.22m x 4.88m) (Maximum Dimensions)**

A spacious reception room which is currently being utilised by our clients as a waiting room for the clinic. Twin uPVC windows to the front aspect which provide unrestricted views of the garden. Picture rail fitted to mid-height and central ceiling light. An electric fire (not tested) presented within an antique oak surround. On the right-hand side there is a set of wooden double doors which open through into the main house.

This exceptional space presents a world of possibilities, adaptable to your family's unique requirements. Whether you envisage a professional clinic, a sophisticated home office, a welcoming suite for a dependent relative, or even the addition of an extra entertaining room, the versatile design and feature's provide the perfect canvas for creating the ideal space tailored to your needs.

**Reception Room/Treatment Room 1 - 14' 8" x 13' 1" (4.48m x 4.01m)** This bright and spacious room is designed with both



function and comfort in mind, catering to the diverse needs of practitioners and clients alike.

Two large uPVC windows grace the space, half of which are panelled and frosted to provide the perfect balance of natural light and privacy within the clinic. To the side aspect, a grand wooden fire surround serves as a focal point in the room, imbuing a touch of elegance and sophistication. There is also a panelled radiator presented to the side aspect.

This is an inviting and versatile space, meticulously designed to support the needs of a modern clinic while retaining a timeless sense of style and comfort. The thoughtful combination of privacy, natural light, and elegant features creates a tranquil environment.

**Reception Room/Treatment Room 2 - 13' 1" x 6' 4" (4.01m x 1.94m)** A large uPVC window, patterned and frosted at the bottom, ensures privacy while still allowing natural light to fill the room. The mid-height picture rail adds a touch of elegance, perfect for displaying artwork or credentials. A central ceiling light provides ample illumination, creating a comfortable and professional atmosphere for all who enter this versatile treatment room.

**Cloak/WC - 6' 9" x 4' 11" (2.09m x 1.51m)** A convenient and separate cloak/WC with picture rail fitted to mid-height and central ceiling light. The suite is comprising of a low level flush WC and pedestal sink.

## First Floor

**First Floor Landing - 18' 11" x 17' 8" (5.78m x 5.4m)** (Maximum Dimension)

Ascend to the inviting 'L' shaped first-floor landing, where elegant design and thoughtful details create a welcoming atmosphere. There is a magnificent uPVC window at the half landing which bathes the space in natural light while offering unrestricted views of the beautifully landscaped front garden. A panelled radiator, conveniently placed below, ensures a comfortable temperature throughout.

The fabulous banister rail, adorned with spindles, guides you gracefully to the first floor, seamlessly connecting the home's levels. Classic design elements such as the picture rail and ornate coving add timeless charm to the space, while triple ceiling lights provide ample illumination for navigating the landing with ease.

This inviting first-floor landing serves as a harmonious transition between the home's living spaces, effortlessly blending style, comfort, and functionality.

**Master Suite - 15' 1" x 14' 9" (4.61m x 4.52m)** A serene retreat awaits in this lounge, ideally situated just before entering the master suite. A large uPVC window offers unrestricted views of the verdant garden, inviting tranquility and natural beauty into the space. The room boasts a great selection of fitted wardrobes, providing ample storage while maintaining a streamlined aesthetic.

A panelled radiator, conveniently positioned on the rear aspect, ensures a cozy and comfortable atmosphere, while decorative coving along the high perimeter adds an elegant touch. A central ceiling light casts a warm glow throughout the room, setting the perfect ambiance for relaxation.

A set of wooden doors opens to reveal the master bedroom, allowing for a seamless transition between these two private sanctuaries. This lounge offers the ideal space for unwinding, reflection, or intimate conversations before retreating to the master suite.

**Master Bedroom - 22' 2" x 19' 9" (6.76m x 6.02m)** Experience the potential of this spacious master bedroom, offering ample room to create the private haven of your dreams. A large uPVC window captures unrestricted views of the garden, filling the space with natural light and a sense of serenity. The walk-in wardrobes to the side aspects present a practical storage solution, allowing you to keep the room organised and clutter-free.

Illumination is provided by a central ceiling light and additional wall lights, allowing for customisable lighting to suit your mood or preferences. An archway gracefully leads through to an open plan master en suite, ensuring convenience and seamless flow within the suite.

**Master En Suite - 14' 0" x 7' 8" (4.28m x 2.37m)** Indulge in the comfort and luxury of this bright and modern fitted master en suite bathroom. A uPVC window on the rear aspect invites natural light into the space, creating an uplifting and welcoming atmosphere. This bathes sunlight through to the bedroom. The suite boasts a generous walk-in double shower, providing an invigorating spa-like experience within the privacy of your own home.

Efficiency and style come together with the low-level dual flush WC and a sleek wash basin mounted over a wooden vanity storage unit. Separate heated mirrors and lights fitted above the double basins enhance both the functionality and aesthetic appeal of the room. Recessed lighting in the ceiling further illuminates the space. This master en suite bathroom combines contemporary design with luxurious amenities to create a personal retreat where you can pamper yourself and unwind after a long day.

**Walk-In Wardrobe - 14' 0" x 6' 6" (4.28m x 2m)** A convenient and spacious walk-in wardrobe with ample shelving and storage within. Recessed lighting to the ceiling.

**Bedroom 2 - 16' 3" x 14' 10" (4.96m x 4.53m)** Discover the inviting charm of this great-sized second bedroom, featuring a uPVC window on the front aspect that ushers in natural light. A panelled radiator on the rear aspect ensures a cozy atmosphere for rest and relaxation. The bedroom is thoughtfully designed with built-in wardrobes, a desk, and drawers, providing ample storage and workspace. Classic touches such as the picture rail and ornate coving along the high perimeter complement the room's comfortable ambiance, while a central ceiling light adds the perfect finishing touch. This delightful second bedroom offers a versatile and welcoming space for rest, work, or play.

**Rear Bedroom 3 - 18' 5" x 15' 4" (5.63m x 4.7m)** Step into the bright and spacious third rear bedroom, where twin uPVC windows on the rear aspect frame stunning, unrestricted views of the lush garden below. Decorative coving along the high perimeter adds a touch of elegance, while a panelled radiator on the front aspect ensures a cozy and comfortable environment. Thoughtful built-in wardrobes, drawers, and side cabinets offer ample storage solutions, making the room both practical and inviting. A central ceiling light completes the space, casting a warm glow that enhances the room's welcoming atmosphere. This delightful third bedroom is a versatile haven for rest and relaxation.

**En Suite Bathroom - 12' 2" x 6' 9" (3.72m x 2.07m)** This fitted en suite bathroom offers a private space for your daily routines. A uPVC patterned and frosted window on the rear aspect allows for privacy and natural light. The suite includes a low-level WC, a fitted bath, a pedestal sink, and a corner shower unit, providing the essentials for a comfortable bathing experience. Recessed lighting in the ceiling adds a touch of brightness to the space.

**Bedroom 4 - 14' 0" x 13' 10" (4.28m x 4.23m)** Discover the charm of this great-sized fourth bedroom, featuring a uPVC window that showcases unrestricted views of the picturesque rear garden. A panelled radiator on the side aspect ensures comfort, while fitted wardrobes and drawers provide practical storage. Decorative coving along the high perimeter adds a touch of elegance, and a ceiling light creates a welcoming ambiance. This delightful bedroom offers a versatile space for rest and relaxation.

**Family Bathroom - 10' 9" x 9' 10" (3.3m x 3m)** Experience the comfort and functionality of this fitted family bathroom, featuring wood effect vinyl flooring and fully tiled walls for a clean and polished look. A uPVC frosted window on the side aspect allows for privacy and natural light. The suite includes a low-level WC, pedestal sink, a stand-alone slipper bath, and a corner shower, offering a variety of bathing options to suit your preferences. A central ceiling rose and light fitted within adds a touch of elegance and warmth to the space, creating a welcoming atmosphere for your daily routines.

## Second Floor

**Bedroom 5 - 14' 1" x 13' 0" (4.3m x 3.97m)** Experience unparalleled comfort and breathtaking views in this impressive and spacious fifth bedroom, situated on the top floor of the property. A set of uPVC double doors on the side aspect open out onto a terraced area, complete with a wrought iron surround. From this vantage point, enjoy unrestricted views of the garden and the mesmerising sea beyond, making this room a true sanctuary for relaxation.

A panelled radiator on the front aspect maintains a cozy atmosphere, while under eave storage offers practical space for your belongings. This remarkable fifth bedroom combines comfort, functionality, and stunning vistas to create a truly exceptional living space.

**Front Bedroom 6 - 22' 2" x 14' 6" (6.76m x 4.42m)** (Maximum Dimensions)

An 'L' shaped sixth bedroom with a uPVC window on the front aspect flooding the space with natural light and adding a touch of charm to the room. The bedroom benefits from a set of sliding door wardrobes, providing ample storage space and keeping the room organised and uncluttered.

Twin ceiling lights illuminate the space, creating a warm and inviting atmosphere. A panelled radiator on the side aspect ensures a cozy temperature. This great sixth bedroom offers a private and sumptuous retreat, perfect for unwinding and relaxation after a long day.

**Bedroom 7 - 16' 0" x 14' 11" (4.88m x 4.55m)** Enjoy comfort and tranquility in this great-sized seventh bedroom, featuring a uPVC window on the front aspect that provides stunning and unrestricted views of the garden and the captivating sea beyond. The natural light floods the space, creating a bright and cheerful atmosphere.

A panelled radiator presented on the side aspect ensures a cozy temperature, keeping the room warm and comfortable. The spacious layout offers ample space for relaxation and rest, making it an ideal place to unwind and recharge after a long day. This seventh bedroom combines a serene atmosphere and impressive views, creating an enchanting and restful retreat.

**Family Bathroom - 9' 10" x 4' 11" (3m x 1.51m)** A modern fitted family bathroom with a uPVC frosted window to the side aspect. The suite is comprising of a low level dual flush WC, pedestal sink and fitted bath. Central ceiling light.

## Basement

**Games Room - 20' 6" x 18' 0" (6.25m x 5.51m)** (Maximum Dimensions)

Discover the joy of leisure and play in this fantastic games room. Boasting laminate flooring throughout, the space exudes warmth and character, inviting you to relax and unwind with friends and family. A dado rail fitted to mid-height adds an elegant touch, while a panelled radiator on the side aspect ensures a comfortable atmosphere.

Illuminated by triple ceiling lights, the room is bathed in a welcoming glow that enhances its inviting ambiance. This versatile games room provides the perfect setting for memorable gatherings, friendly competition, and hours of entertainment.

**Fitness Room - 17' 8" x 8' 10" (5.4m x 2.7m)** Embrace an active lifestyle in this versatile space, currently being used by the clients as a fitness room. Designed with convenience in mind, the wood clad fitness room features a kitchenette at the rear aspect, complete with work surfaces, a sink with mixer tap, and a good selection of base units. There is ample storage space available, as well as space and services for a fridge if required, making it easy to stay fueled and hydrated during workouts.

The well-lit space is illuminated by triple ceiling lights, creating a bright and motivating atmosphere for exercise and wellness pursuits. This multifunctional fitness room offers a convenient and inspiring setting for maintaining a healthy lifestyle right in the comfort of your own home.



**Changing Room - 12' 11" x 7' 4" (3.96m x 2.25m)** Experience convenience and style in this well-appointed changing room and bathroom area, featuring wood-cladded walls and eye-catching mosaic tiled flooring throughout. The suite includes a walk-in shower for a refreshing post-swim rinse, while a central ceiling light illuminates the changing room space. To the rear aspect, a compact yet functional bathroom area houses a low-level WC and corner sink, ensuring privacy and comfort during your changing routine. A central ceiling light completes the space, creating a bright and welcoming environment for a seamless transition from poolside relaxation to daily life.

**Entertainment Room - 21' 10" x 17' 4" (6.66m x 5.29m)** Delight in the inviting atmosphere of this spacious entertainment room, perfect for hosting gatherings or enjoying leisure time with loved ones. The room features tasteful wooden cladding on the walls, adding warmth and character to the space. At the rear aspect, uPVC sliding doors provide a seamless connection to the outdoors, opening onto a generous patio area perfect for alfresco dining or outdoor relaxation. This versatile entertainment room creates a welcoming environment for memorable moments, fostering an atmosphere of fun and togetherness for friends and family.

**Indoor Swimming Pool - 32' 6" x 21' 1" (9.93m x 6.43m)** One of the standout features of this impressive property is the luxurious indoor swimming pool, complemented by a separate jacuzzi area for the ultimate relaxation experience. To the rear aspect, a set of triple uPVC doors seamlessly connect the pool area with the outdoors, opening onto a paved patio and the verdant garden beyond.

A storage cupboard at the front aspect discreetly houses the pool's engine, maintaining a sleek and uncluttered appearance. The space is adorned with tasteful wooden cladding throughout and wall lights, creating a warm and inviting atmosphere for both exercise and leisure. This exceptional amenity sets the property apart, offering a private oasis of tranquility and enjoyment for residents and guests alike.

**Basement Storage Room - 14' 4" x 13' 5" (4.38m x 4.11m)** A convenient and spacious basement storage room with a uPVC patterned and frosted door to the rear aspect. Central ceiling light. Leading to a second basement storage room.

**Basement Storage Room 2 - 10' 0" x 7' 1" (3.05m x 2.16m)** There is a further small storage room which the current owners use to hold diy equipment.

**Basement Hallway - 15' 1" x 3' 8" (4.6m x 1.14m)** A uPVC door to the side aspect of the basement level. A set of double doors open through into the utility room.

**Utility Room - 6' 11" x 4' 8" (2.12m x 1.44m)** Efficiency and convenience come together in this well-designed laundry area, offering ample space and services for two washing machines and a tumble dryer, if needed. A good selection of wall units with work surfaces and countertop provides additional storage and workspace, ensuring a practical and organised environment for tackling laundry tasks with ease. This thoughtfully planned laundry area is a valuable asset to any busy household, simplifying chores and enhancing overall functionality.

## Floorplans



TOTAL FLOOR AREA: 7045 sq.ft. (654.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band - G  
 Local Authority - Sefton Council

Tenure Freehold

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.