

For Sale

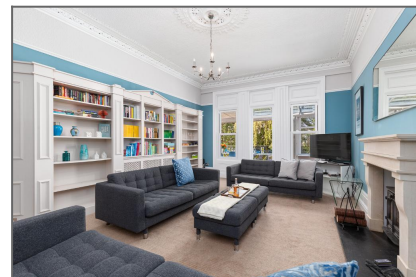
Priory Gardens, Birkdale, PR8 2DJ



Offers in Excess of £799,995 - Available

7 bedroom Detached

- ✓ **Stunning Family Home in Birkdale Village**
- ✓ **Presented over '4' Floors**
- ✓ **Impressive Conservatory/Sun Room**
- ✓ **Viewing Absolutely Essential**
- ✓ **Magnificent '7' Bedroom House**
- ✓ **Fabulous Family Dining Kitchen**
- ✓ **Secluded Cul-de-sac Setting**
- ✓ **EPC Band Rating - 'D'**



Description

Situated close to the heart of Birkdale village, you would be forgiven for missing this hidden gem of a house as you passed by. Take a closer look however and you'll discover the oasis of calm that is Priory Gardens; a secluded cul-de-sac setting that feels more like an enchanted woodland glade.

Nestled in the corner, hidden from the road, stands this striking Victorian property and large private gated driveway, built in the gardens of the original Priory in 1896. Steeped in history and brimming with quirky magnetism, from the moment you step through the stylish front door you get the sense that what lies within is something very special indeed. Set over four floors, this home offers a wealth of versatile space throughout.

At basement level the house has a vast footprint that includes a large utility room, WC, boiler room and spacious cellar storage rooms.

On the ground floor the impressive entrance hallway and open plan reception room leads onto a downstairs cloak/WC and two further reception rooms. A modern bespoke kitchen and breakfast room and delightful sun room and terrace complete the floor.

The first floor features the master bedroom with vestibule/ play ball pool!, large family bathroom and two further double bedrooms; one en suite with arguably the best vantage point in the house.

Moving up to the top floor of this vast home and you can immediately see the potential this versatile space has to offer. A shower room plus four further bedrooms offer plenty of room for visiting guests or growing families.

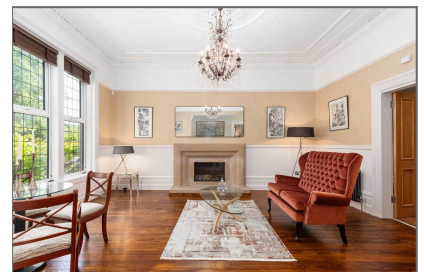
Sometimes life necessitates compromise but there is no such compromise required with this fabulous home. A peaceful retreat yet close to the buzz of a bustling village, this house has been lovingly restored over the years and offers a versatile, endearing family home to be enjoyed for years to come..

Location

Priory Gardens is the perfect escape from a busy lifestyle, yet with everything you need right on your doorstep in the vibrant village of Birkdale. Stroll down on a summer's afternoon to soak up the atmosphere in the chic cafes and award-winning eateries. Choose from the freshest gourmet produce from independent butchers, grocers, bakers and fishmongers, browse the unique boutiques or head direct to Liverpool city centre from Birkdale train station; a short walk from your front door.

Ground Floor

Storm Porch - 8' 6" x 3' 8" (2.6m x 1.13m) The triple glazed double doors to the



front storm porch provide a stylish entrance to an equally stylish house as well as a practical space with attractive tiled floor.

Entrance Hallway - 24' 5" x 8' 8" (7.45m x 2.65m) A unique stained glass front door commissioned from a local artisan welcomes you in to the vast entrance hallway, with it's open plan reception space and beautiful original wood floor. The impressive wooden balustrade and spindled staircase leads to the first and upper floors.

Cloak/WC - 12' 0" x 5' 10" (3.67m x 1.79m) Adjacent to the reception space you will also find a sizeable cloakroom with WC; a useful addition for guests and visitors.

Hallway Living Room - 17' 7" x 14' 3" (5.36m x 4.36m) During the festive season this impressive open plan reception space will be the perfect setting for a majestic tree; the smell of pine needles and twinkling of fairy lights next to the large stylish gas fire setting the scene for a magical family Christmas.

Front Reception Room - 18' 5" x 14' 4" (5.63m x 4.39m) Heading into the reception room situated at the front of the house, you are met with impressive floor to ceiling windows adorned with shutter blinds. As the morning sun rises the light streams into the room, illuminating the intricate ceiling rose and period inspired coving.

Family Reception Lounge - 20' 9" x 14' 6" (6.35m x 4.43m) In colder months pluck a book from the fitted bookcase wall, curl up and allow yourself to be enveloped by the warmth from the log burner in this comfortable space. In summer, open the sash windows out to the sun room and enjoy a light breeze from the garden.

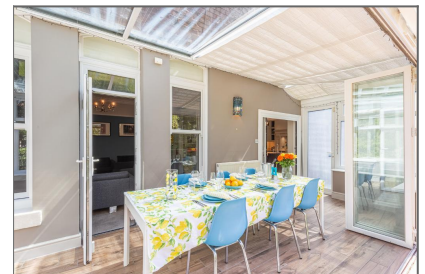
Breakfast/Dining Kitchen - 19' 6" x 13' 1" (5.95m x 4m) Handcrafted locally, the bespoke kitchen has been lovingly designed with a keen cook in mind. A double range oven set in a stunning mirror lined chimney breast provides a striking focal point. Warm and contemporary Farrow & Ball paints adorn the walls and quartz worktops sparkle in the sunlight streaming through full length windows.

Conservatory/Sun Room - 22' 1" x 7' 11" (6.75m x 2.43m) A long dining table will offer the perfect spot for a moment of calm and a cup of tea overlooking the rear garden through the full width French doors; the whispering willow tree providing shelter and privacy. Follow the steps down from the sun terrace to discover a sheltered outdoor seating area.

Office/Study - 14' 0" x 7' 4" (4.28m x 2.26m) Next to the family lounge is a sunlit home office with a view over the garden and plenty of storage space.

First Floor

Landing - 26' 0" x 8' 5" (7.93m x 2.58m) You will rise from ground to first floor via this sweeping staircase, and perhaps pause for a moment on this spacious landing area to read within a sumptuous arm chair before continuing on to the



second floor.

Master Bedroom - 20' 10" x 14' 6" (6.36m x 4.45m) Overlooking the rear garden, the master bedroom also has a small window to the side of the house, that when open invites the sounds of the nearby sea to soothe you to sleep.

Vestibule / Ball Pool - 13' 9" x 7' 3" (4.22m x 2.23m) The adjacent vestibule/dressing room houses a fascinating old staircase that has potential to be made a feature of the space, and presently adorned by numerous plastic balls to create a 'ball-pool' all of your very own...

Bedroom - 18' 7" x 14' 7" (5.67m x 4.47m) The second bedroom is spacious and bright, decorated in neutral tones of Farrow & Ball paint with the deluxe taupe coloured carpet found throughout the first floor. Large windows to the front of the house make the most of the secluded feel of Priory Gardens.

En Suite Bathroom - 15' 5" x 7' 6" (4.72m x 2.3m) The en suite of the second bedroom also boasts an architectural gem; a charming window seat set in a large bay window to the front of the house. Lose yourself in the view of daffodils and snowdrops scattered across the wooded area and squirrels jumping between the tall trees.

Bedroom - 17' 5" x 14' 2" (5.32m x 4.32m) The third bedroom is another spacious room decorated with a period style ceiling rose, chandelier and large windows to the front of the house, the view feeling like a world away from the bustling nearby village.

Family Bathroom - 19' 6" x 11' 9" (5.95m x 3.6m) The main bathroom provides a sanctuary in which to relax and unwind. You have to decide between the walk-in shower or you may wish to light your favourite candle, and immerse yourself in the double whirlpool spa bath, with the colour changing LED ceiling lights dancing above you.

Second Floor

Rear Bedroom - 15' 8" x 14' 6" (4.78m x 4.43m) This double bedroom currently used as an office has the potential to accommodate a gym space with plenty of natural light streaming through the side window and roof light. Decorated in neutral colours with wood effect flooring.

Landing - 25' 3" x 8' 5" (7.71m x 2.57m) An open landing being light & bright with roof light window and balustrade banister rail.

Bedroom - 17' 6" x 13' 9" (5.34m x 4.22m) A further bedroom with roof light; perfect for visiting guests or children's sleepovers. Despite being in the eaves this room still offers plenty of headroom and is a charming bedroom.

Kitchen/Diner (Bedroom) - 16' 8" x 12' 3" (5.1m x 3.74m) Conveniently situated to this second floor, this room has fitted kitchen units and space for a dining table, sofa or bed. A roof light window and additional window to the side allows for plenty of natural light. This floor has potential to be converted into a spacious self-contained living space with kitchen and shower room.

Shower Room - 8' 7" x 5' 11" (2.62m x 1.81m) After following the original wooden balustrade up to the second floor you first discover the convenient shower room complete with fully enclosed shower, WC and pedestal sink.

Front Bedroom - 18' 6" x 14' 6" (5.64m x 4.42m) Settle down into the cosy front bedroom, the perfect getaway space for older children and their friends to enjoy a film and midnight snacks prepared in the additional kitchen just across the landing.

Basement

Basement - A door from the kitchen leads down to the vast basement area, comprising of a central hallway, large utility

room, WC, boiler room and two spacious cellar/storage rooms with one further small storage area. There is various shelving in all storage rooms/areas.

Central Hallway - Central Hallway with some keepsake doors from previous renovations.

Storage Room 1 - Storage Room with shelving.

Storage Room 2 - Storage Room with shelving.

WC - Flush WC.

Utility - A great size utility room provides ample space for you to undertake the necessary chores. Plumbed in for washing machine and dryer. Single sink. Shelving and storage.

Boiler Room - This is a perfect drying room. There is a hot water cylinder tank and two Worcester Bosch Boilers fitted in 2022, both are under warranty. Storage and shelving.

Small storage area - Small area for storage.

Exterior

Front Exterior - The spacious, gated front drive offers space for several vehicles flanked by well established trees and bushes in the borders. Copper lantern style lights line the driveway and a Royal Mail inspired post box stands to attention at the feet of the slate front steps leading up to the storm porch.

Rear Exterior - A frameless glass sun terrace extends from the rear of the house with steps leading down to the garden. Beneath the sun room is a sheltered outdoor seating area, ideal for entertaining and enjoying the outside space. The garden has a well maintained lawn and paved patio area surrounded by borders with established trees and shrubs. The large willow tree creates a focal point as well as providing shelter and a privacy screen for the rear of the house.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, 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. Made with Metropix i2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band G
Local Authority Sefton

Tenure; Leasehold 3 Priory Gardens: 999 years, (from 25th March 1889 (less one day)). The current ground rent is £10 per annum.

Tenure: Leasehold Land on the Southwest side of Weld Road: 999 years from 25th March 1889. Variable ground rent.

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.