

**For Sale**

**Lathom Road, Hesketh Park, PR9 0JP**



**Offers in Excess of £519,999 -  
Under Offer**

**9 bedroom Commercial**

- ✓ Exquisite 7 Bedroom Detached
- ✓ 2 Fabulous Front Reception Rooms
- ✓ Beautifully Presented Throughout
- ✓ Low Maintenance Rear Garden
- ✓ EPC Band Rating - 'C'
- ✓ Fabulous 2 Bedroom Basement
- ✓ 2 Bathrooms & Shower Room
- ✓ Hesketh Park Location
- ✓ Off Road Driveway Parking



# Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of  
'Nigel Bailey Estates Limited'

## Description

Bailey Estates is delighted to present this substantial 9-bedroom residence, ideally positioned in the heart of Southport's sought-after Lathom Road. Offering an impressive blend of period charm and modern enhancements, this expansive four-storey property presents an outstanding investment opportunity, with potential for conversion into a boutique hotel, luxury apartments, or a premium HMO.

Located just moments from Southport's vibrant town centre, the property enjoys easy access to the scenic Marine Lake and Southport's stunning coastline. The renowned Hesketh Golf Club is nearby, adding to the area's appeal for visitors and residents alike. With strong transport links, excellent local amenities, and high demand for both short-term and long-term rental accommodation, this is a rare chance to acquire a distinguished and highly versatile property.

Arranged over four expansive floors, this property offers a wealth of accommodation, ideally suited for investment purposes.

Upon entering, you are welcomed by an elegant porch with original Victorian floor tiles, while the intricately detailed stained-glass front door retains the building's timeless charm. The grand entrance hall sets the tone for the space within, leading to two impressive reception rooms. One features a bay window and wood-burning stove, while the other benefits from direct access to the kitchen, making them ideal for guest lounges, communal areas, or additional sleeping quarters. Original ornate coving and ceiling roses enhance the character of the home, offering an attractive blend of history and luxury.

The luxurious open-plan kitchen and dining area is designed for both functionality and style, featuring ample storage, a range cooker with a five-ring gas hob, and seamless access to the rear courtyard, a perfect setting for outdoor relaxation or guest dining. A utility room and ground-floor WC add to the practicality of this level.

The first floor comprises four generously sized bedrooms, a beautifully appointed four-piece family bathroom, and a study, offering flexible accommodation options.

The top floor houses three further bedrooms, a box room/office space, and a well-designed shower room, ideal for guest rooms or private rental units.

The lower-ground floor includes two additional rooms, a reception space, a bathroom, a WC, and a kitchenette. While not currently counted as bedrooms, these rooms could easily be converted into sleeping accommodation, increasing the total number of bedrooms from 9 to 11. With its own separate entrance, this area offers fantastic potential for a self-contained apartment, staff accommodation, or an independent rental unit, adding further value to the investment.



This exceptional property has undergone significant improvements to maximize efficiency and appeal to investors, including:

- A newly replaced roof
- Upgraded double-glazed windows, incorporating original stained-glass details
- Cavity wall insulation for improved energy performance
- Fully replastered interiors for a fresh and modern finish
- Loft insulation to enhance thermal efficiency
- Updated electrics (replaced 8-10 years ago) with warranties, guarantees, and FENSA certification
- Two central heating boilers, with each floor featuring its own thermostat control, ensuring cost-effective and energy-efficient heating throughout
- A Prime Opportunity for Development & Rental Income

With its highly desirable location, extensive accommodation, and investment-ready features, this property offers endless possibilities. Whether transformed into a boutique hotel, luxury serviced apartments, or a high-yielding rental property, its size, layout, and period charm make it a standout opportunity in the Southport market.

Opportunities like this are rare, viewing is essential to appreciate the full scope of what this outstanding property has to offer. Contact Bailey Estates today on 01704 564163 to discuss the potential and arrange a private tour.

## Location

Leaving Bailey Estates office, head south on Liverpool Road then at the traffic lights turn left onto Eastbourne Road. Continue to follow A5267 for 1.7 miles then turn left onto Hartwood Road at the traffic lights turn right onto Roe Lane. Take the first left onto Park Road continuing onto Promenade then left onto Lathom Road where your future home stands proudly on the left.

## Ground Floor

**Porch - 3' 8" x 5' 4" (1.14m x 1.65m)**

**Entrance Hallway - 15' 10" x 5' 4" (4.85m x 1.65m)**

**Reception Room 1 - 18' 11" x 14' 0" (5.78m x 4.29m)**

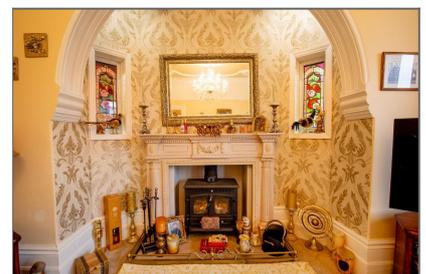
**Reception Room 2 - 16' 10" x 14' 11" (5.14m x 4.56m)**

**Kitchen - 12' 11" x 12' 2" (3.96m x 3.72m)**

**Dining Room - 11' 1" x 8' 1" (3.38m x 2.48m)**

**Utility Room - 8' 1" x 4' 7" (2.48m x 1.4m)**

**WC - 8' 1" x 4' 7" (2.48m x 1.4m)**



## First Floor

Landing - 20' 10" x 8' 1" (6.37m x 2.48m)

Bedroom 1 - 16' 10" x 13' 8" (5.14m x 4.18m)

Nursery - 11' 8" x 5' 6" (3.57m x 1.68m)

Bedroom 2 - 16' 2" x 14' 0" (4.95m x 4.28m)

Bedroom 3 - 13' 6" x 12' 10" (4.12m x 3.92m)

Bedroom 4 - 11' 2" x 8' 1" (3.42m x 2.48m)

Bathroom - 9' 2" x 8' 1" (2.8m x 2.48m)

## Second Floor

Landing - 22' 8" x 5' 6" (6.92m x 1.69m)

Shower Room - 9' 3" x 8' 1" (2.82m x 2.48m)

Bedroom 5 - 14' 3" x 13' 7" (4.35m x 4.16m)

Bedroom 6 - 12' 8" x 5' 6" (3.88m x 1.7m)

Bedroom 7 - 14' 0" x 12' 8" (4.28m x 3.88m)

Bedroom 8 - 8' 10" x 7' 2" (2.7m x 2.2m)

## Lower Ground Floor

Hallway - 19' 5" x 9' 6" (5.92m x 2.91m) (maximum measurement)

WC - 8' 1" x 4' 3" (2.48m x 1.32m)

Bathroom - 11' 2" x 8' 1" (3.42m x 2.48m)

Family Room - 11' 7" x 14' 0" (3.54m x 4.28m)

Cinema Room - 21' 3" x 14' 0" (6.5m x 4.28m)

Store Room - 8' 10" x 4' 7" (2.7m x 1.4m)

Snug - 18' 6" x 15' 1" (5.66m x 4.62m)

## Floorplans



TOTAL FLOOR AREA: 3724 sq ft (346.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 apparatus 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band E  
 Local Authority Sefton

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.