

No.88
GRANVILLE
PARK

— Aughton —



HOUSE & HERITAGE



No.88 GRANVILLE PARK

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Contemporary, Curated and Cinematic

Granville Park has prestige; this home has presence. Designed in 2015 as a modern, light-filled home rather than a conventional detached, its clean architecture, long sightlines and walls of glass create a gallery-like backdrop for art, views and everyday life that feels quietly cinematic. Inside, over 4,400 sq ft unfolds as a single, flowing narrative, a 42ft designer kitchen living space, immersive cinema and sleek fitted bar connecting with a perfectly oriented south facing terrace, so that family mornings, late-night gatherings and everything in between move effortlessly through light, space and glass.

A home framed in art, glass and light.

The approach sets the tone before you have even reached the front door. Electric gates slide back from a clipped green frontage and palm-framed hedging, revealing a broad block-paved driveway that gives the house room to breathe. The architecture reads as confident and contemporary, sharp gables, a deep brick arch and a full-height central window, with clean cream render and dark framing that feel more boutique hotel than suburban detached, hinting at the scale and design precision waiting inside.



The hallway delivers the first real hit of theatre. A wide, central staircase rises in front of you like a piece of crafted furniture, its soft runner drawing the eye upward to a gallery landing and sculptural pendant lighting that glows against the glass balustrades. Textured wall coverings, pale flooring and bold, back-lit artwork give the space a quietly glamorous, almost gallery-like feel, it is dramatic, but controlled and immediately sets the expectation for a home where everyday arrivals and departures feel just that little bit more special.





“A space where everything - and everyone - connects.”

In the main open-plan kitchen, living and dining space, daylight is the first thing you notice. It runs the length of the room, tracking across the pale flooring, catching the edges of the island and the long dining table before spilling out through the wall of glazing to the garden beyond. This is the axis of the house, a single sweep of space where sofas, table and kitchen read as one composition, so family life can stretch out - breakfast at the island, children on the sofa, doors open to the lawn, without anyone feeling in the wrong place.

Continued...

The design is calm and confident: a bank of full-height timber cabinetry conceals the working kitchen; a deep island anchors the room and doubles as bar, prep zone and gathering point; the seating area drifts naturally towards the garden, framed by that elegant ribbon of fire in the media wall. Only when you look closer do you start to notice the level of care - the Birkdale cabinetry, quartz worktops, Novy extraction, Quooker tap,



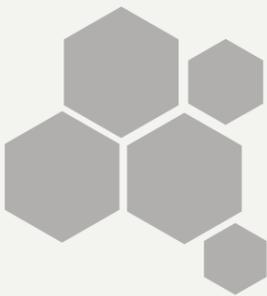
Tom Dixon glass pendants and Bang & Olufsen sound turning background music into an atmosphere rather than a noise. Together they make the room feel effortless, a space that can host twenty for a celebration or just hold the quiet of an ordinary Tuesday night, always with the garden just a slide of glass away.





Leather recliners, low light, and perfect sound - press play!

The cinema room is where the house lets everything slow down. Step inside and the light softens, the walls wrap you in textured VWH acoustic slats and the ceiling glows with a cinematic wash of colour; it feels instantly later in the day, even if it isn't. The outside world is held at bay by soundproofing and blackout, replaced by the hush of a Denon soundscape and the quiet whirr of a Sony 85-inch screen coming to life, while a row of quilted Valencia recliners waits for you to sink back, feet up, drink on the arm, phone out of reach. It is a space made for premieres, box-set weekends and big-match nights, but also for those small, perfect moments - a children's film after Sunday lunch, a late-night documentary with the house already asleep - when you realise how rare it is to have this kind of dedicated escapism at home.





Hospitality-grade glamour

The bar and snug feel like a private club room, distilled down to its most flattering, intimate scale. Designed and installed by Dawnvale, whose work is usually found in high-end hospitality spaces, it pairs dark bespoke cabinetry with veined stone counters and mirrored backdrops so that bottles, glassware and art become part of the composition. Commercial-grade detailing is softened by deep booth seating and tailored bar stools, while subtle integrated lighting catches the curve of a champagne bottle here, the cut of a glass there, so that pre-dinner drinks, post-cinema nightcaps and impromptu celebrations all unfold in a setting that feels both impeccably designed and effortlessly sociable.

The supporting spaces on the ground floor are quietly hardworking, designed to keep the main rooms calm and clutter-free. A generous utility room sits just off the kitchen, with full-height storage, additional workspace and access outside, making it ideal for laundry, muddy boots and the practical side of family life. A separate store room provides space for everything from bulk groceries to sports kit and suitcases, while the downstairs cloakroom/WC is finished to guest-standard, so even the most functional corners of the house feel considered and refined.



A quiet upstairs world of space and calm.

The staircase feels like a piece of sculpture at the centre of the home, all warm timber, soft runner and clear glass balustrades drawing your eye up towards the landing. Overhead, a cluster of statement pendant lights punctuates the double-height space, catching the light and subtly reflecting the artwork that lines the walls. As you rise, natural light filters in from feature windows, turning what could have been a simple circulation route into a gallery for favourite pieces, while the first-floor landing opens out generously so that bedrooms, bathrooms and living spaces flow from it in a way that feels intuitive and unhurried.





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Think of the first floor as the house's quiet exhale. The broad landing opens out rather than narrows in, with light moving along the walls and doors to four generous bedrooms set at easy intervals, so it feels more like a private gallery of sleeping spaces than a run of doors. Inside, three rooms have bespoke cabinetry that lets the architecture stay calm, wardrobes and storage wrapped neatly into the walls with wiring for sound and vision ready for late-night films or playlists that only you can hear. The two Jack and Jill en-suites continue the mood: cool, spa-grade porcelain, rainfall showers and soft lighting that make even weekday mornings feel a little slower, a little more considered, and turn coming upstairs at the end of the day into a small, quiet ritual rather than a routine.

The main bathroom on this level feels purposefully indulgent. Large-format porcelain tiles, a deep bath and walk-in rainfall shower sit under soft, layered lighting that can shift from bright and practical to low and cocooning, depending on the time of day. Detailing is quietly luxurious rather than showy - sleek fittings, generous mirrors, warm towel rails, creating a room that works as easily for a swift weekday start as it does for a long, end-of-day soak with the door closed and the world kept firmly at bay.





A principal suite that turns everyday rituals into small luxuries.

The top floor is given over entirely to the principal suite, and it feels every inch like a private apartment in the roof. A full-height feature window frames long views over Granville Park and pulls daylight deep into the room, catching the edges of tactile fabrics and soft seating so the space works as well for slow mornings with coffee as it does for drawing the blinds and sinking into bed at night. The proportions are generous and flowing rather than simply large: a sleeping area with hotel-grade comfort leads into a dressing room the size of many living spaces, fitted with bespoke cabinetry that keeps everything ordered and beautifully out of sight, while integrated Bang & Olufsen sound and discreet air-conditioning make the whole floor feel finely tuned to how you actually live.

Continued...

The en-suite continues the sense of retreat, lined in cool porcelain with a sculptural bath, walk-in rainfall shower and carefully layered lighting that can shift from bright and energising to low and enveloping at the turn of a dimmer. Mirrors, fixtures and fittings are chosen as much for their form as their function, so that brushing your teeth before bed or stepping out of the shower in the morning



carries the same quiet ease you would expect from a good boutique hotel. Up here, with doors closed, everyday life feels edited down to its most comfortable essentials - which, of course, is exactly the point.





A private plot made for parties as much as for quiet Sundays.

From the road, the house presents as a confident, contemporary silhouette; from the garden, it reads as an easygoing place to live and entertain. The rear elevation opens wide to the south, with long runs of glazing and bifold doors that dissolve the boundary between the 42ft kitchen living space and the terrace, so lunches can drift into late-night drinks without anyone needing to move far. A broad, paved terrace steps out from the house and is partially covered by an electronic canopy with heating, creating a true all-seasons outdoor room, while beyond, low-maintenance lawns and architectural planting give children space to play and adults room to wander with a glass in hand. At the front, electric gates, established hedging and generous parking set the tone for privacy and arrival, so the whole plot feels both reassuringly secure and wonderfully sociable when you choose it to be.







In the owners' words

"We'd been driving around Aughton for ages, waiting for something that felt a bit special and as soon as we pulled up outside we just knew. It was the way the house sits on the plot, the light in the kitchen and how private it feels, even though everything is so close by. Most of our days happen in the open-plan space; it's where bags get dumped, homework is done, music goes on and, if the weather behaves, the doors are straight open onto the garden. Evenings have their own routine too, a film in the cinema when we want quiet, the bar when friends pop over, or just the two of us on the terrace. We'll really miss the ease of it all: Town Green station at the end of the road, brunch at Arthur's, Moor Hall up the lane and a Co-op when we've forgotten something, plus the way the house seems to pull people together and make them stay a bit longer than they planned."

Granville Park

Granville Park's social fabric is equally distinguished. The Aughton Lawn Tennis Club, founded in 1882, is a cherished institution set within several acres of picturesque grounds in the conservation area itself. With seven all-weather floodlit courts and a vibrant calendar of social and league tennis, it is a hub for both seasoned players and newcomers, fostering a welcoming community spirit that endures year-round. Culinary excellence is close at hand, with the internationally acclaimed Moor Hall restaurant and its Michelin-starred sister The Barn. Nearby, the Michelin-starred So-Lo restaurant further enhances the area's gastronomic reputation, offering inventive cuisine that attracts discerning diners from far and wide. These destinations - celebrated for their innovative tasting menus and idyllic settings - draw gourmands from across the globe. For more casual moments, Arthur's coffee bar provides the perfect spot for a relaxed brunch or a quiet coffee, its independent spirit and homemade fare beloved by locals and visitors alike.

Granville Park's allure has not gone unnoticed by the celebrated and successful. Over the years, its grand homes have attracted a discreet roster of celebrity residents including footballers, entrepreneurs and creatives seeking both sanctuary and status. This tradition of distinction is rooted in the area's history, when the original villas were occupied by the region's leading industrialists and reformers - a legacy reflected in the blue plaques that still adorn some façades. To live in Granville Park is to become part of a living tapestry, where the echoes of Victorian ambition and artistry blend seamlessly with the dynamism of modern life. It is a place where heritage is cherished, community thrives and every day offers the promise of something extraordinary. ■







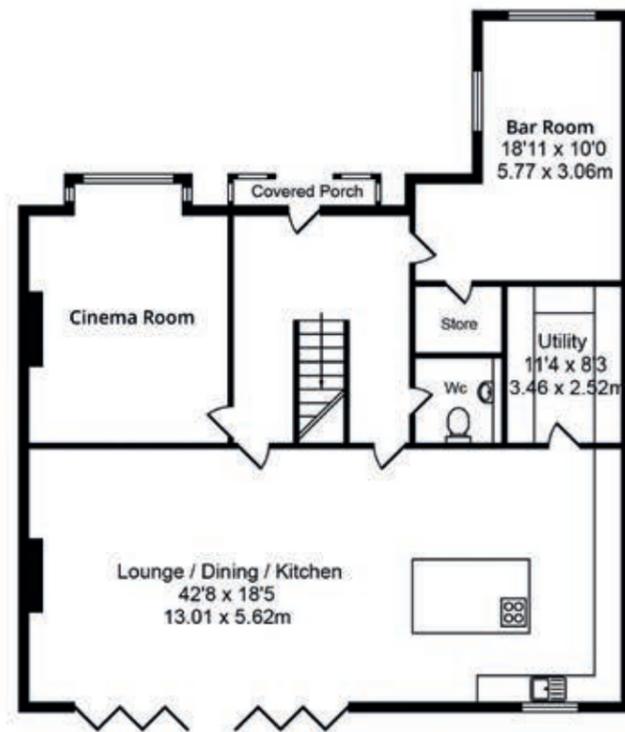
Living at the Heart of Heritage

A conservation area is an area of "special architectural or historic interest", the makeup of which is considered worthy of protection and improvement. The combination of buildings, street patterns, open spaces, vistas, landmarks and other features give a conservation area its distinctive character.

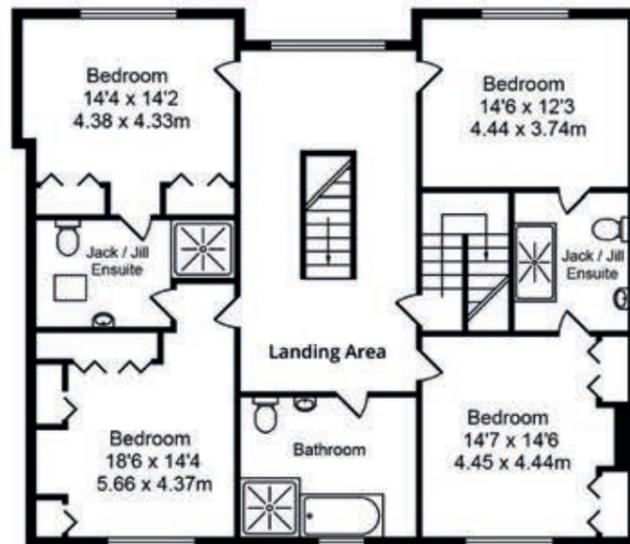
Granville Park is one of those rare streets where that promise plays out in real time. Here, the gentle curve of the road, the mature trees, the generous plots and the quiet, confident architecture all read as parts of a single, long-established composition. Rooflines, brickwork, boundary walls and planting are not background detail; they are the language of the place, creating a calm, coherent streetscape that feels both timeless and deeply lived in. To be here is to understand that none of it is accidental - the views, the greenery, the scale of the houses and the spaces between them are all carefully protected so that the character of the area is not just preserved, but allowed to deepen.

Set within this context, 88 Granville Park embodies everything a conservation area is meant to celebrate. Its proportions, palette and materials sit effortlessly alongside its neighbours, while the interiors quietly echo the same sense of balance and restraint. From the way it sits within its plot to the considered choice of colours and textures, the home feels like a natural extension of the street's story, entirely contemporary in its comfort, but completely at home in this very special setting.

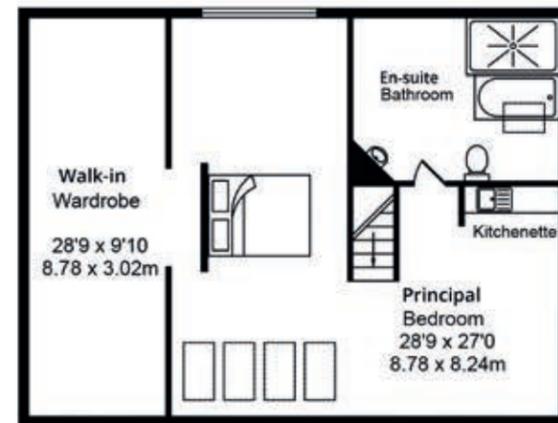
Granville Park, Aughton
Total Approx Floor Area 4410 Sq.ft. (409.7 Sq.M.)



Ground Floor
 Approx. Floor Area 1676 Sq.Ft (155.7 Sq.M.)



Upper Floor
 Approx. Floor Area 1580 Sq.Ft (146.8 Sq.M.)



Second Floor
 Approx. Floor Area 1103 Sq.Ft (102.5 Sq.M.)



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Finer Details

- Luxury five bedroom detached home on Aughton's most prestigious Granville Park address.
- Approximately 4,400 sq ft of accommodation over three floors, built in 2015 and finished to an exceptional standard.
- Spectacular 42ft open-plan kitchen, living and dining space by Birkdale Kitchens with quartz surfaces, Tom Dixon lighting and Bang & Olufsen integrated audio.
- Bespoke bar and snug by Dawnvale and a dedicated, soundproofed cinema room with 85" screen and reclining seating.
- Boutique hotel-style principal suite occupying the entire top floor with dressing room and luxury spa-like bathroom.
- Four further double bedrooms, all with high-end bathrooms featuring porcelain tiling, rainfall showers and mood lighting.
- South-facing landscaped garden with large terrace, electronic canopy, outdoor heater, gas firepit, artificial lawn and palm planting.
- Gated driveway with block-paved parking, CCTV, intercom system and bespoke front door for added security and kerb appeal.
- Premium specification throughout including Bang & Olufsen audio, CVO living flame fire, Novy extraction, Quooker tap and designer furnishings by Abitare and Bontempi Casa.
- Prime West Lancashire location, moments from Town Green station, Moor Hall and local cafés, blending countryside calm with fast links to Liverpool city centre



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Life, beautifully composed

Some houses are a backdrop; this one feels like a story already in motion. Rooms unfold in light and glass, in art and warm timber, in spaces that hold busy mornings and slow, golden evenings with equal grace. Behind its gates, life stretches out in chapters. laughter at the bar, quiet credits in the cinema, coffee in the kitchen with the garden just beyond. For someone who has been waiting for a home that keeps pace with their life and softens its edges, 88 Granville Park reads like the next, most beautiful chapter...

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