



Beaconsfield Road, Woolton
Liverpool

£1,500,000

Beaconsfield Road

Woolton, Liverpool

An opportunity unlike any other... These approved plans offer the scope to create the home of your dreams, enviably located in the highly coveted and prestigious Woolton Conservation Area, L25. With permission in place for the construction of a 10,000sqft residence arranged over four floors, these plans allow for the development of a showstopping period-style residence which far surpasses all expectations. Designed by the award-winning architects Calder Peel, the scheme presents a residence that exudes opulence and timeless elegance. With the ground works completed by the current owner, this exceptional plot is ready and waiting to be purchased by an extremely lucky buyer seeking the opportunity to curate a truly unique and exclusive luxury living experience.

Beaconsfield Manor will stand proudly on Beaconsfield Road, a private and sought-after address nestled within the ever-desirable suburb of Woolton, which is regarded for its charming period architecture and abundance of nearby green spaces, such as Woolton Woods, Allerton Towers and Reynolds Park. The idyllic village centre offers a plethora of amenities including both Tesco and Sainsburys supermarkets, a doctor's surgery, veterinary services, and a church, as well as an array of independent pubs, bars, cafes and restaurants.



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There are a plethora of schools to choose from, including a range of highly rated state schools along with independent options such as Carleton House Preparatory School, St Francis Xavier's College and The Bluecoat School. Woolton enjoys close proximity to Liverpool's vibrant City Centre, which is just a 15-minute drive away, and there are excellent road links, convenient for the M57 & M62 motorways.

Those seeking a brand-new and entirely bespoke home which allows them to tailor every last detail to their own tastes need look no further than this unmissable opportunity.

The approved plans provide for the following accommodation:

Ground Floor

- Reception Hall
- Cloakroom/W.C.
- Staircase Hall
- Drawing Room
- Study
- Open Plan Kitchen with Dining Area & Family Room
- Utility/Preparation Room
- Pantry
- Boot Room



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First & Second Floors

- Landing
- Master Bedroom with en-suite Dressing Room & Bathroom
- 2 Guest Bedrooms with en-suite Dressing Rooms & Shower Rooms
- 2 Further Bedroom Suites with en-suite Dressing Rooms & Shower Rooms
- Guest Studio with Sitting Room, Bedroom & Shower Room

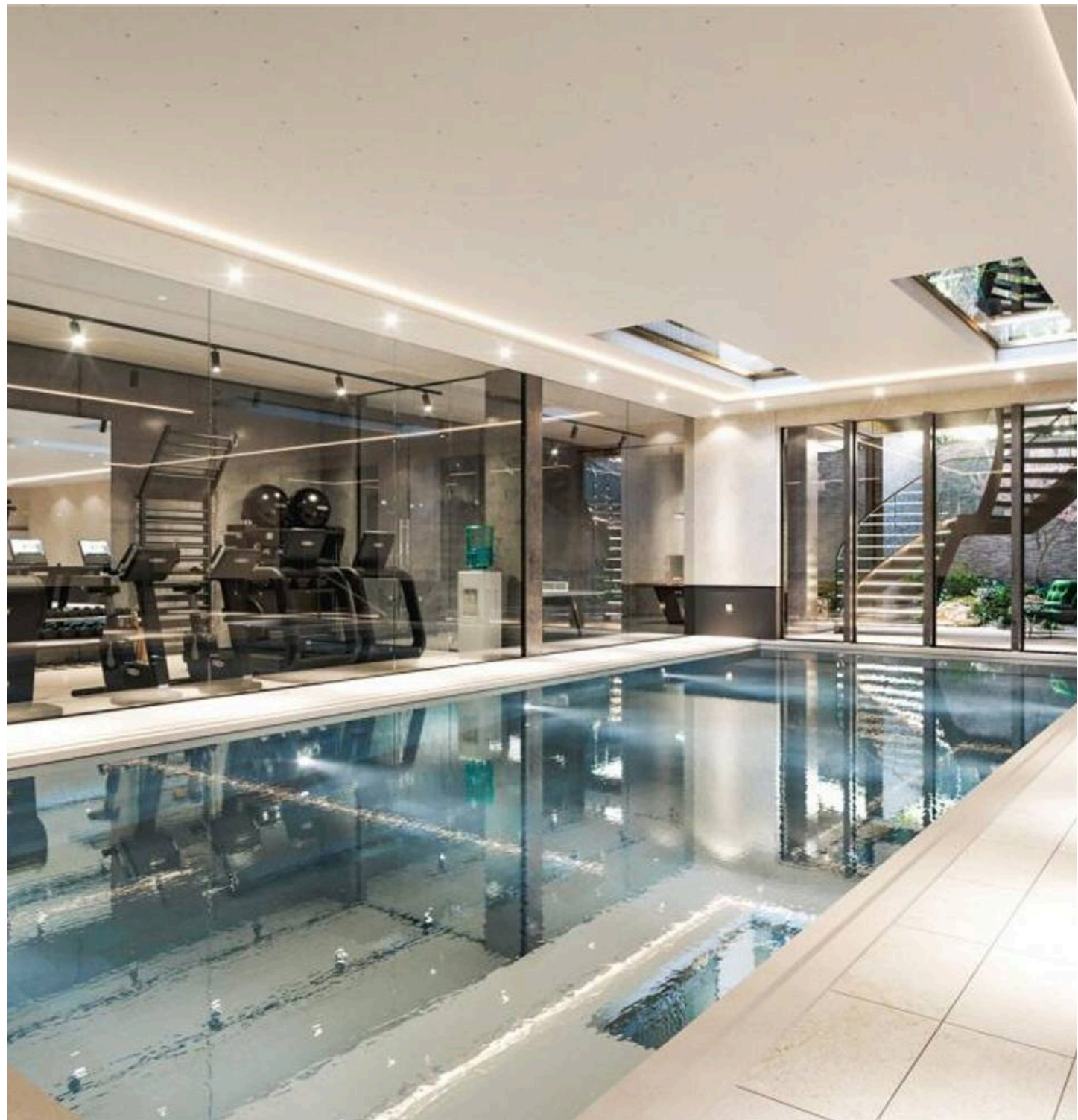
Basement

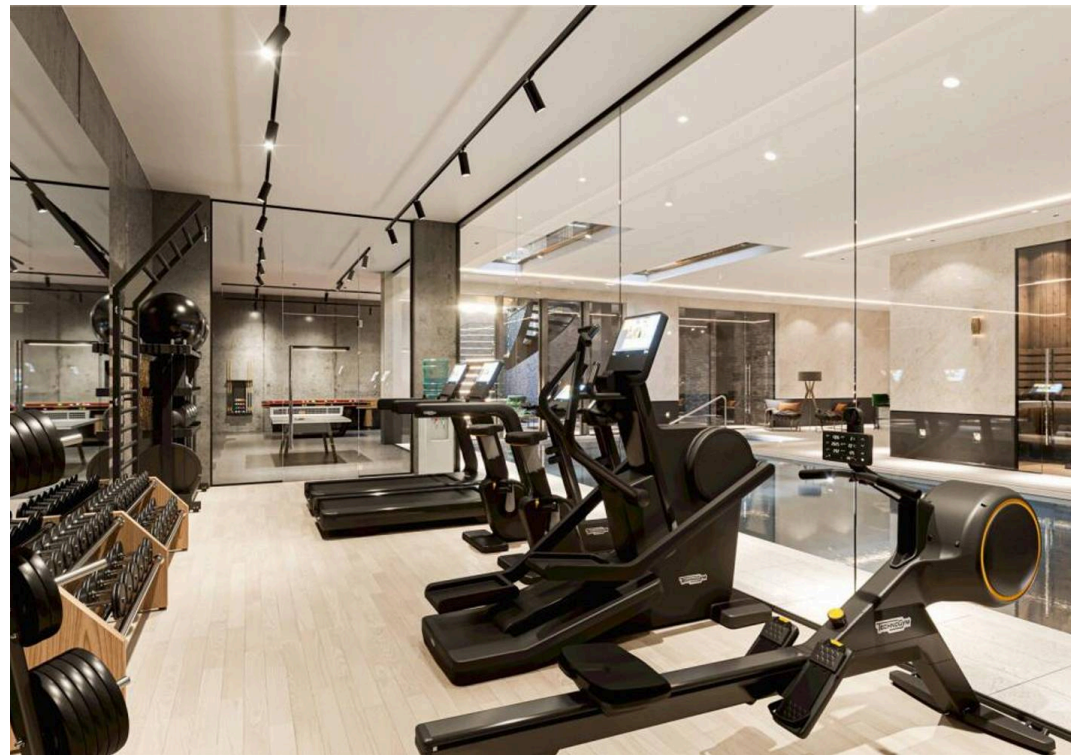
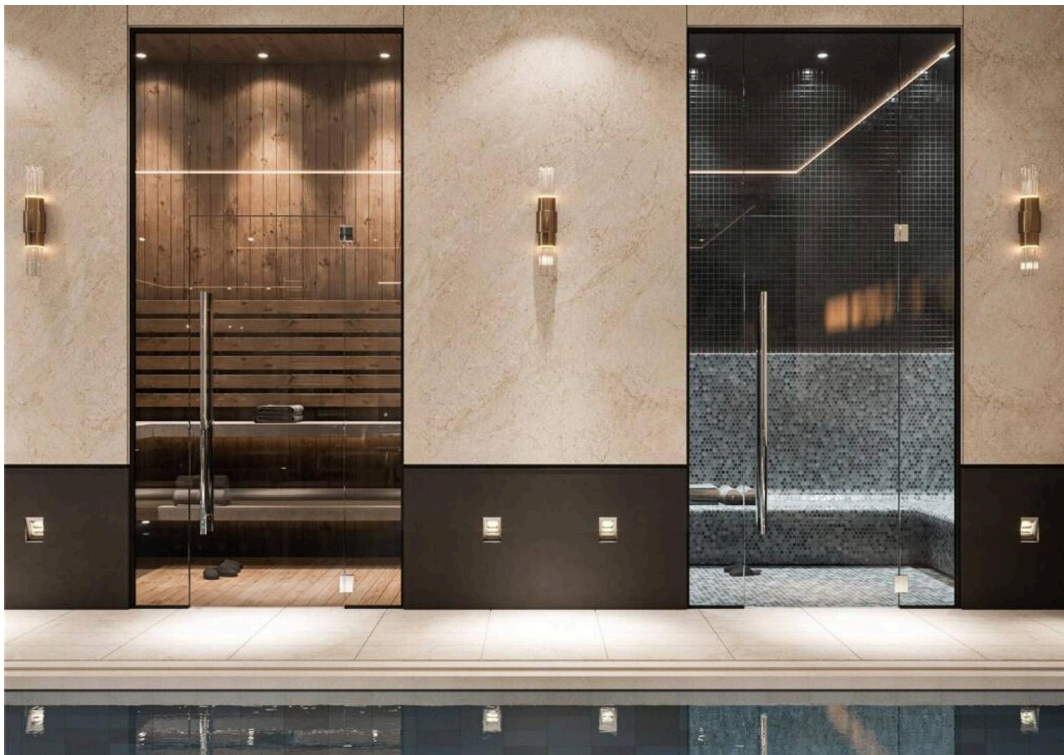
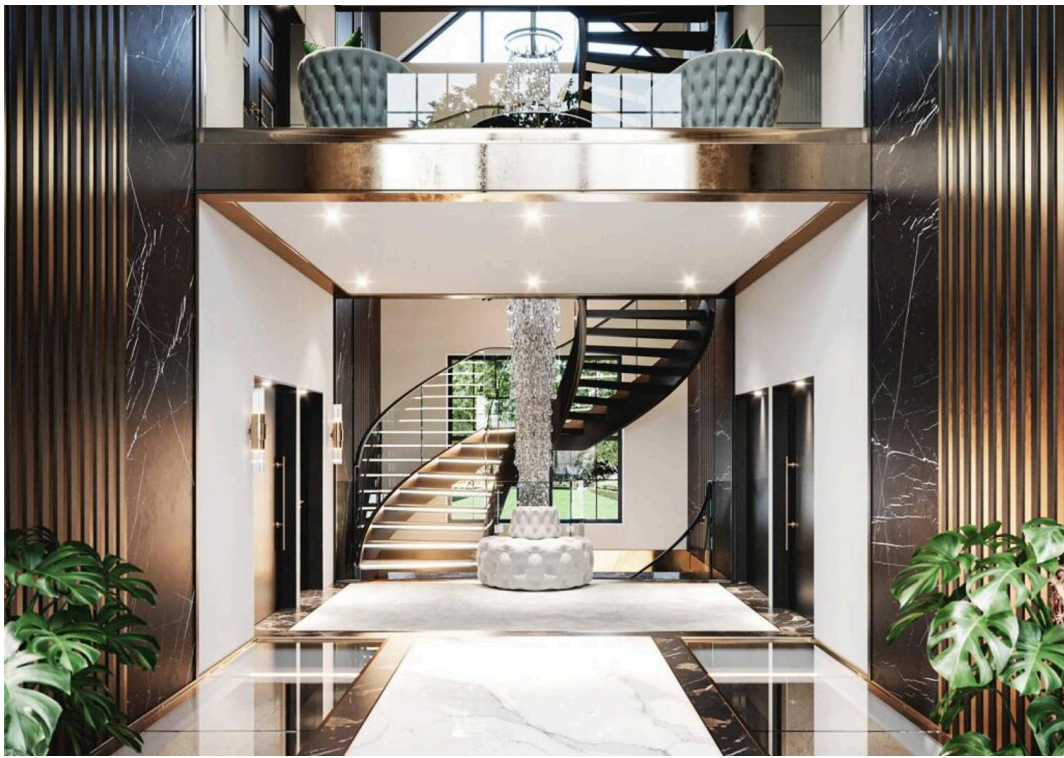
- Heated Indoor Swimming Pool, Hot Tub & Pool Lounge
- Gym/Yoga Studio
- Sauna & Steam Room
- Treatment Room
- Changing Room/W.C.
- Games Room with Bar
- Cinema Room
- Plant Room

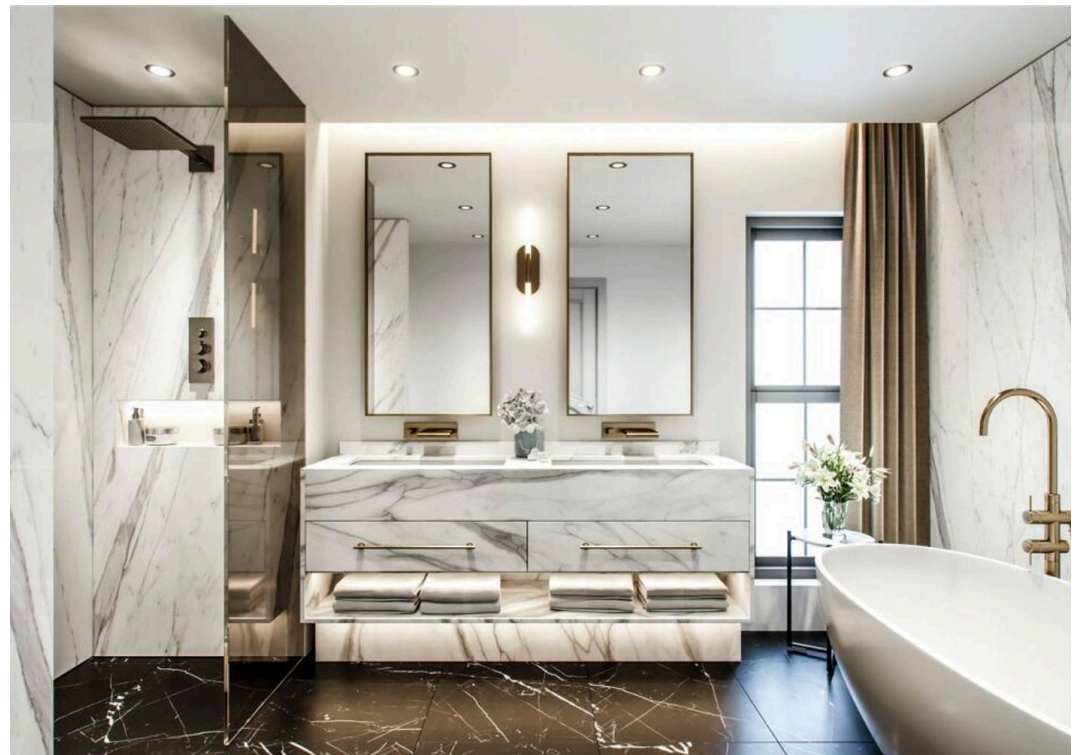
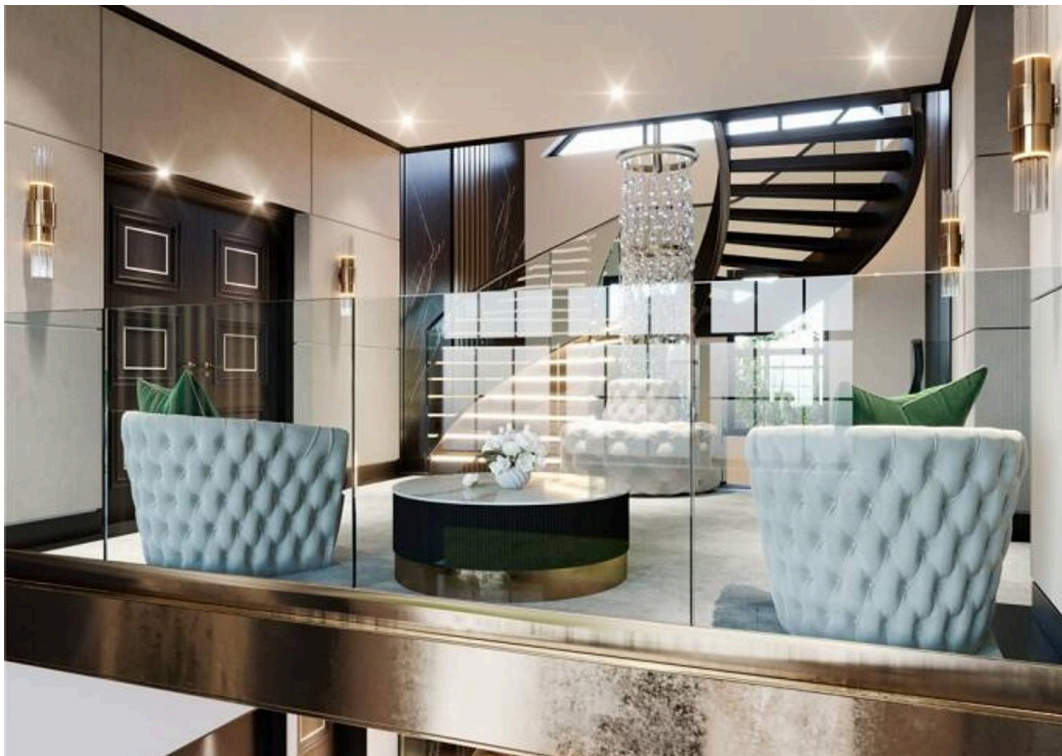
Outside

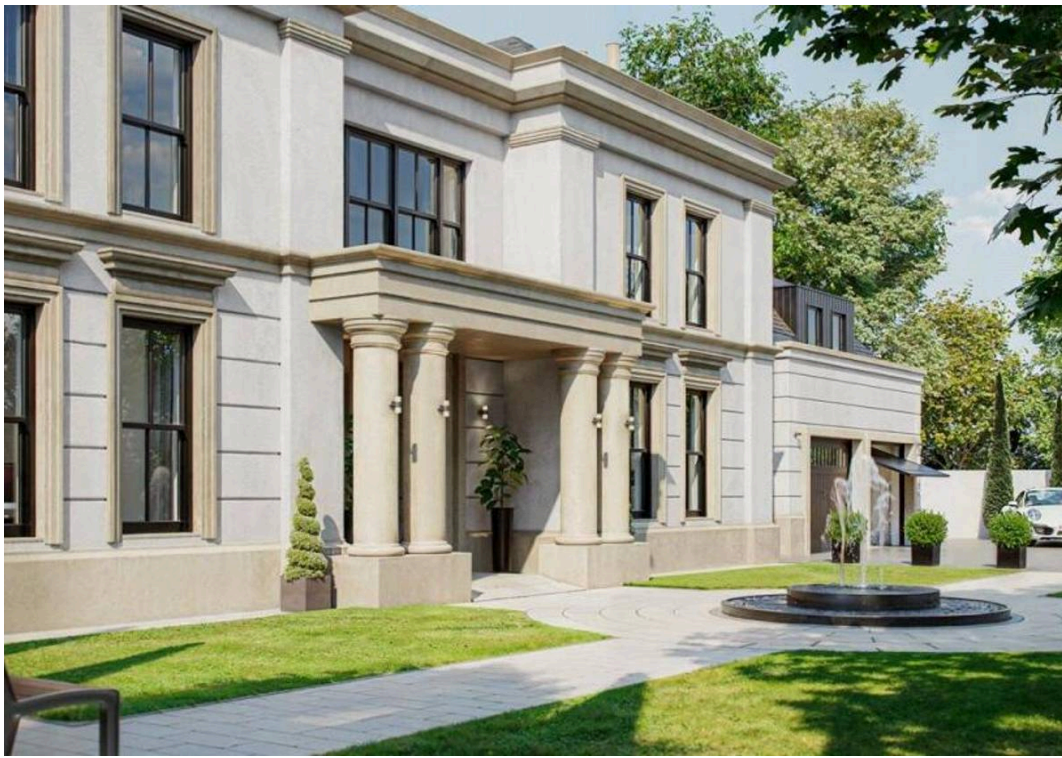
- Integral Garaging
- Parking for several cars
- Private landscaped gardens
- In all about 0.28 acres

Photography: Please note that all images are CGI Images based on the approved planning permission.











Notes:
1. This Plan is a proposed development of the site shown on the attached site plan.
2. The proposed development is subject to the planning consent of the local planning authority.
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NOTE:
T1 SHALL BE A HORNBEAM NO LESS THAN 12-14CM IN GIRTH.

Refer to Landscape Architects drawings and specifications for external hard & soft supply



381400W

381300W

381200W

381100W

381000W

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