

## Beaconsfield Road, Woolton, L25



## For Sale - £900,000 Offers in the Region of

### Key Features

- 8 Bedroom 4 Bathroom Semi-Detached House
- EPC Rating: D
- Impressive Grade II Listed Eight-Bedroom, Four-Bathroom Semi-Detached Residence Arranged Over Four Floors, Featuring a Self-Contained Annexe.
- The Property Benefits from a Self-Contained Annexe Located Within the Basement, Comprising a Kitchen, Living Area, Bathroom and Two Bedrooms, Accessed Independently Via an External Entrance.
- Upon Entering the Ground Floor, You Are Welcomed by a Bright and Spacious Entrance Hallway Providing Access to the Living Room, Dining Room, Kitchen, Additional Reception/Dining Room and a Separate Wc
- The Main Living Room Opens Onto a Stunning, Generously Sized Terrace Offering Ample Space for Outdoor Seating and Entertaining, with Direct Access to the Rear Garden.
- The Substantial Rear Garden Is Beautifully Maintained, Enjoys a High Degree of Privacy, Is Not Overlooked and Wraps Around the Side and Front of the Property.
- The First Floor Features an Impressive and Light-Filled Landing, Providing Access to All Rooms on This Level.
- There Are Four Further Double Bedrooms on the First Floor, Including a Spacious Principal Bedroom with Dressing Area and En-Suite Bathroom, Alongside a Family Bathroom and Separate Wc.
- The Second Floor Is Accessed Via an Enclosed Staircase and Offers Two Additional Double Bedrooms Together with a Further Bathroom.
- Externally, the Property Benefits from a Shared Driveway and Is Situated in the Highly Sought-After Area of Woolton, Just a Short Distance from Woolton Village and Its Excellent Range of Amenities.

### Further Details

- Tenure: Freehold
- No. of Floors: 4
- Floor Space: 353 square metres / 3,801 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Parking: Driveway
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Cooker (Gas)

## Description

Atlas Estate Agents are delighted to bring to the market this exceptional Grade II Listed semi-detached residence, occupying a prestigious position on Beaconsfield Road in the heart of Woolton. Rich in character and period charm, this substantial eight-bedroom, four-bathroom family home offers versatile accommodation arranged across four expansive floors, making it a truly rare opportunity within one of South Liverpool's most sought-after locations.

Upon entering, you are welcomed by a bright and inviting entrance hall which sets the tone for the generous living space throughout. The ground floor offers a superb arrangement of reception rooms, including an elegant living room, formal dining room and an additional reception/dining space, creating an ideal setting for both family life and entertaining. The well-appointed kitchen serves as the heart of the home, while a convenient WC completes the ground floor accommodation.

A standout feature of the property is the impressive living room, which opens onto a substantial terrace overlooking the gardens. Providing ample space for outdoor seating and entertaining, this wonderful extension of the living space enjoys elevated views across the beautifully maintained grounds.

The gardens themselves are a particular highlight, offering an abundance of greenery, a high degree of privacy and a tranquil setting rarely found so close to the village centre. Wrapping around the side and front of the property, the grounds create a secluded oasis perfect for relaxing and enjoying the outdoors.

The lower ground floor benefits from a self-contained annexe, accessed independently via an external entrance. Comprising a kitchen, living area, bathroom and two bedrooms, this versatile space is ideally suited to multi-generational living, guest accommodation or potential ancillary use.

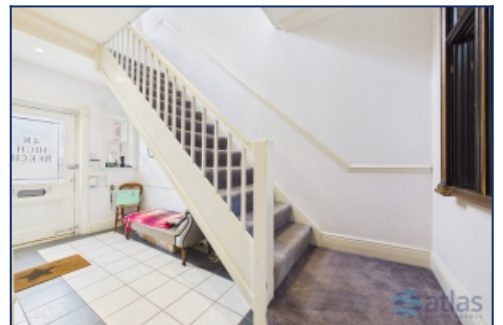
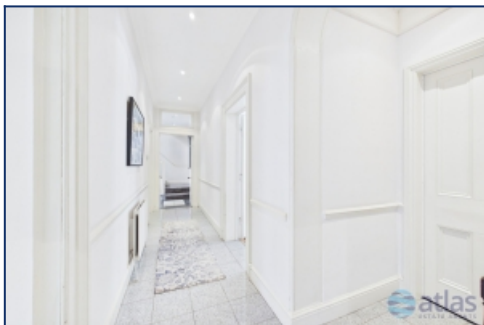
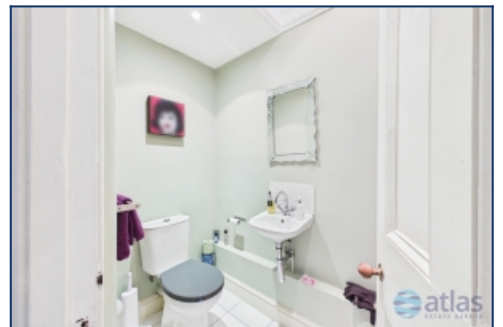
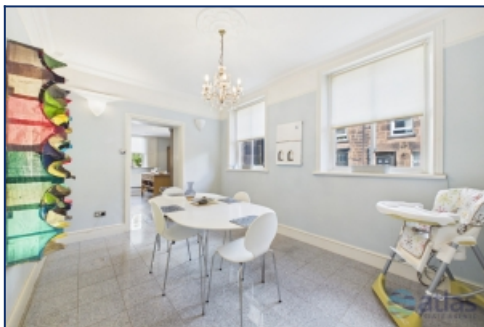
Ascending to the first floor, a magnificent light-filled landing provides access to four generous double bedrooms. The principal suite benefits from a dressing area and en-suite bathroom, while a further family bathroom and separate WC serve the remaining accommodation on this level.

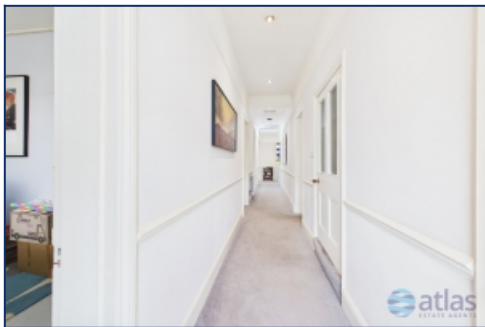
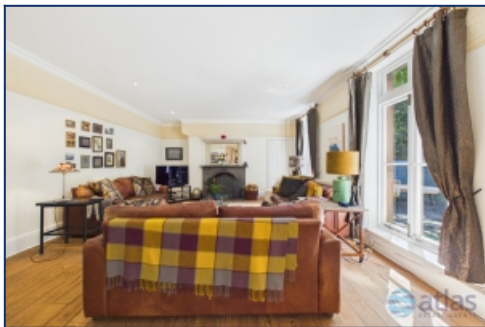
The second floor, accessed via an enclosed staircase, offers two additional double bedrooms and a further bathroom, providing flexible accommodation for larger families or those requiring dedicated work-from-home space.

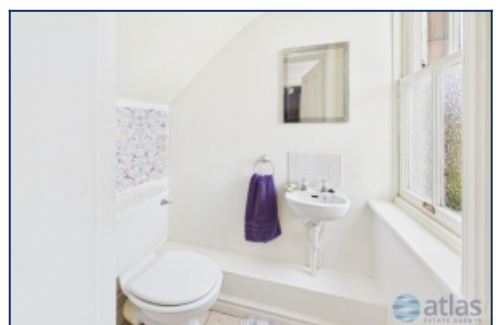
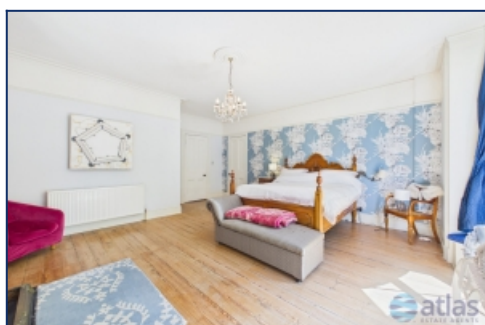
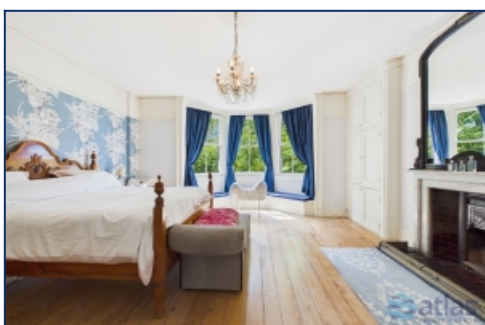
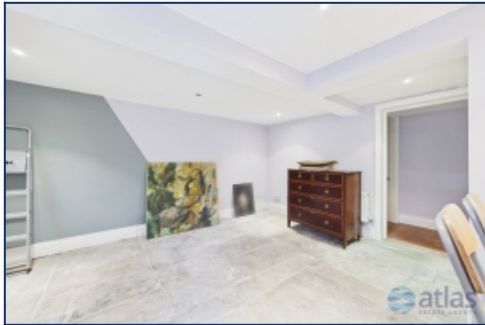
Externally, the property also benefits from a shared driveway and enjoys an enviable location just moments from Woolton Village, renowned for its vibrant selection of independent shops, cafés, restaurants and excellent local amenities.

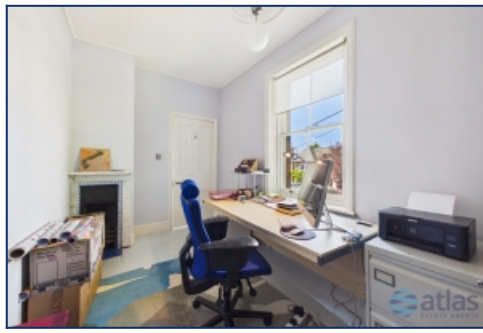
Combining period elegance, extensive living space and a highly desirable location, this remarkable Grade II Listed home presents a unique opportunity to acquire one of Woolton's most impressive family residences.

## Additional Images









## Floor Plans



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