



6 Burbo Bank Road North,
Blundellsands, L23 8TA

OFFERS OVER
£1,250,000

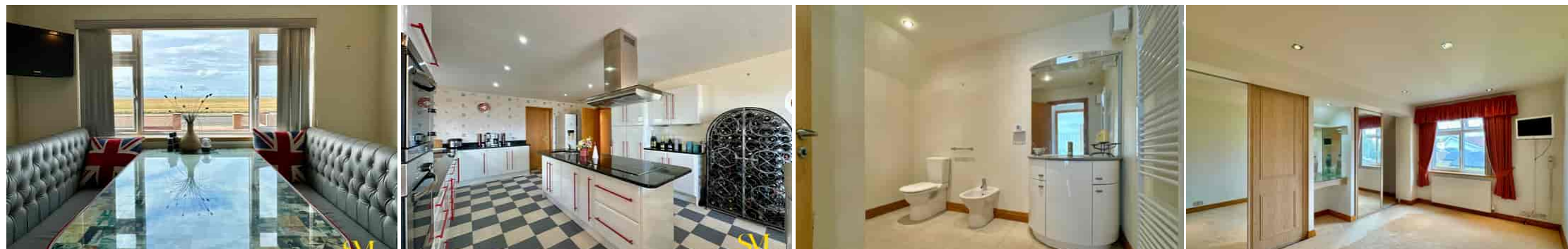
SM
STEPHANIE MACNAB
ESTATE AGENT

Seascape is a rare opportunity to purchase one of the MOST ENVIABLE POSITIONED HOMES on the North West coastline. With uninterrupted PANORAMIC VIEWS across Crosby Beach and the Irish Sea beyond, this remarkable property offers over 5,000 sq ft of accommodation and awaits its next chapter of transformation. Watching the world go by here – from joggers and dog walkers to kites dancing on the shoreline – is a privilege that few homes can claim.

Arranged over three levels, the layout is uniquely versatile and ideally suited for MULTI-GENERATIONAL LIVING. The spacious entrance hall with its sweeping curved staircase leads to a front-facing LOUNGE, TWO BEDROOMS and a SHOWER ROOM, creating an almost SELF-CONTAINED ANNEXE that remains integral to the house. A BREAKFAST KITCHEN with UTILITY sits at the heart of the home, complemented by a DINING ROOM that flows to the rear garden.

The first floor is designed to MAXIMISE THE MAGNIFICENT OUTLOOK, with a SPECTACULAR LOUNGE opening onto a BALCONY overlooking the shore – the perfect setting for entertaining or simply enjoying the changing tides. The MAIN SUITE is equally impressive, with far-reaching views, WALK-IN WARDROBE, and a LARGE BATHROOM. TWO FURTHER BEDROOMS and a SHOWER ROOM complete this level.

Crowning the house is the CROWS NEST, an observation room with curved glazing framing the horizon – a striking retreat that embodies the coastal lifestyle. Externally, the rear garden includes a PUTTING GREEN, OUTBUILDING and BUILT-IN BARBECUE, while to the front, the expansive driveway provides AMPLE OFF-ROAD PARKING and access to the garage. There is NO ONWARD CHAIN.

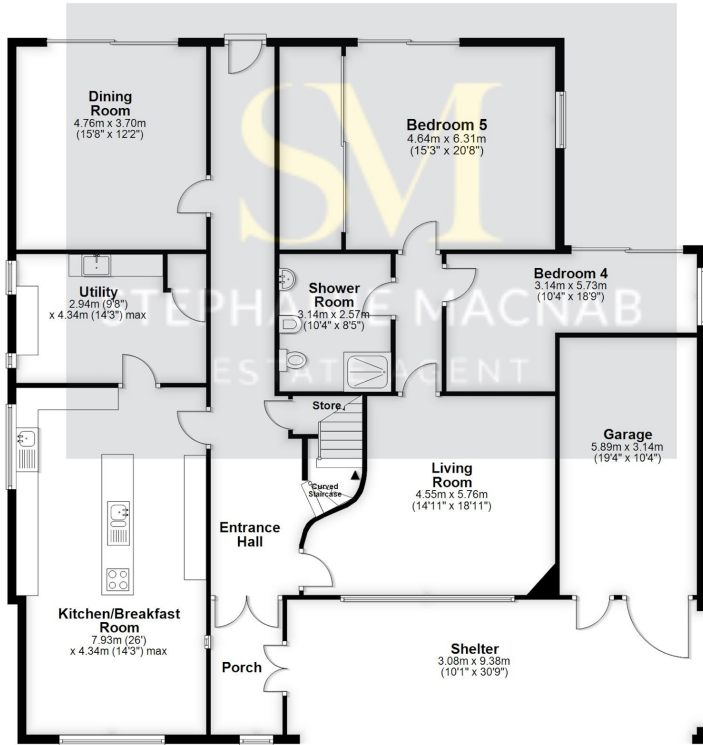






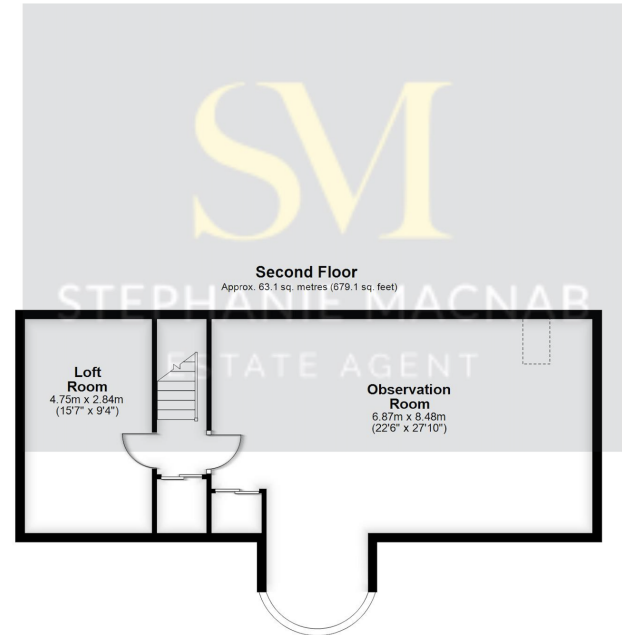
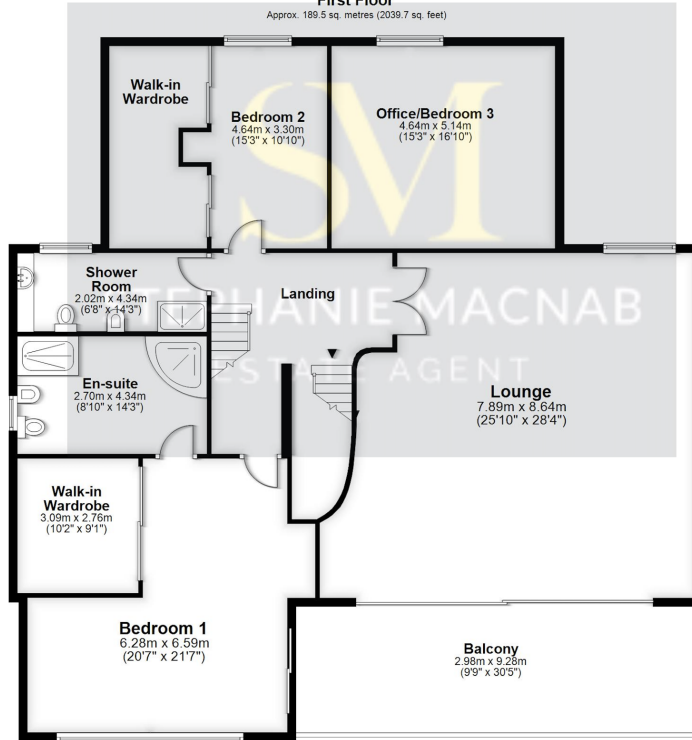


Ground Floor
Approx. 236.7 sq. metres (2547.3 sq. feet)



Total area: approx. 489.2 sq. metres (5266.1 sq. feet)
This floorplan is for illustrative purposes only and is not to scale.
Plan continued (see Plan 1)

First Floor
Approx. 189.5 sq. metres (2039.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	