



**36 Park Corner, The Serpentine, Blundellsands, Liverpool. L23
6UQ**

£1,700,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

**** EXTREMELY RARE OPPORTUNITY**** Colette Gunter Estate Agents are delighted to present to the market this truly outstanding period family home which occupies a large plot extending to approximately one acre with mature extensive gardens to three sides. This is just one of a hand full of unique properties remaining in the area and was originally designed and owned by the architect of the 'Blundell Family' who was bequeathed the land by Blundell Estates in 1870 for his contribution to architecture. The property has been sympathetically restored by the present owners and retains an abundance of original features with spacious rooms and high ceilings. Situated in a much sought after location of Blundellsands within easy reach of Crosby sea front, West Lancashire Golf Club, Blundellsands and Crosby Railway Station and a selection of excellent Primary and secondary public and private schools.

FEATURES

- OUTSTANDING FAMILY HOME WITH ORIGINAL FEATURES
- THREE ENTERTAINING ROOMS
- GROUND FLOOR SHOWER ROOM
- 'MARTIN MOORE' BESPOKE SOLID WOOD KITCHEN WITH AGA
- SIX DOUBLE BEDROOMS, EN-SUITE BATHROOM & TWO FAMILY BATHROOMS WITH ORIGINAL PERIOD FITTINGS
- ORIGINAL SOLID WOOD WINDOWS AND DOORS
SOLID WOOD FLOORS
- GH SYSTEM SERVED BY TWO BOILERS
- DOUBLE AND SINGLE GARAGE, LARGE DRIVEWAY EXTENSIVE MATURE GARDENS
- USEABLE BASEMENT ROOMS



ROOM DESCRIPTIONS

Vestibule Entrance

Original glazed door with leaded light; glazed windows; vaulted ceiling; original double opening doors to...

Spacious Split Level Hall

Original solid wood floor; bespoke hand crafted solid wood staircase to first floor.

Drawing Room 19'11" x 17'03" (6.07m x 5.26m)

Original solid marble feature fireplace surround with cast iron insert and open grate; original solid wood glazed window to front; solid wood floor; ornate hand carved coving; picture rails.

Family/Sitting Room 20'09" x 15'11" (6.32m x 4.85m)

Feature fireplace with tiled insert and open grate; original solid wood glazed splayed bay window to front with hand carved pelmet; original solid wood glazed window to side; ornate hand carved coving; picture rails; solid wood floor.

Stairs to Study/Dining Room 16'05" x 13'11" (5.00m x 4.24m)

Original solid wood glazed window to rear and side; original solid wood glazed French door to garden; solid wood floor; ornate hand carved coving; picture rails.

Ground Floor Shower Room 8'11" x 7'10" (2.72m x 2.39m)

Suite comprising of a tiled shower compartment with period style mains fitment and shower head; original Musgraves of Liverpool wash hand basin; low level W.C.; Amtico flooring; two original solid wood glazed windows to rear.

Martin Moore Bespoke Dining Kitchen 22'00" x 13'06" (6.71m x 4.11m)

Superb range of hand painted solid wood units to include base, wall and drawer units; granite working surfaces incorporating a stainless steel inset sink with mixer tap; integrated dishwasher; space for American style refrigerator/freezer; AGA with canopy extractor incorporating plate rails; larder storage; plate rack; display shelving; fired earth floor tiles; two original solid wood glazed windows to rear; three original solid wood glazed windows to side; solid wood door to open rear porch.

First Floor

Turned Staircase to Split Level Landing

Bedroom No. 1 15'02" x 13'11" (4.62m x 4.24m)

Two original solid wood glazed windows to side; original solid wood glazed window to rear; original marble fireplace surround with tiled hearth; solid wood floor.

En-Suite Bathroom with W.C.

Suite comprising of original cast iron freestanding bath; pedestal wash hand basin; low level W.C.; original Victorian part tiled walls; Amtico flooring; original glazed window to rear.

Bedroom No. 2 16'06" x 13'11" (5.03m x 4.24m)

Original solid wood glazed window to side; feature fireplace surround; original built in solid wood wardrobes; solid wood floor.

Family Bathroom 9'02" x 6'07" (2.79m x 2.01m)

Suite comprising of original cast iron freestanding bath; Musgraves of Liverpool wash hand basin; Amtico flooring; glazed window to rear.

Split Level Separate W.C.

Original 'Crapper' W.C. with high level cistern; Amtico flooring; solid wood original glazed window to side.



ROOM DESCRIPTIONS

Landing

Feature solid wood glazed window to front.

Bedroom No. 3/Nursery 15'11" excluding window recess x 15'00" (4.85m x 4.57m)

Original oriel window to side; vaulted ceiling; original solid wood built in wardrobe with hanging rails and shelving; solid wood floor.

Bedroom No. 4 19'09" x 14'11" (6.02m x 4.55m)

Original solid wood glazed windows to front and side; original solid wood wardrobes with hanging rails and shelving; vaulted ceiling, solid wood floor.

Stairs to Second Floor landing

Bedroom No. 5 14'10" x 12'09" (4.52m x 3.89m)

Original solid wood glazed window to side; original solid wood built in wardrobe; vaulted ceiling with exposed beams.

Bedroom No. 6 15'03" x 13'11" (4.65m x 4.24m)

Two original solid wood glazed windows to side; original fireplace surround; vaulted ceiling with exposed beams.

Bathroom with W.C

Suite comprising of original ball & claw cast iron bath; original wall mounted wash hand basin; W.C. with high level cistern; Amtico flooring; two solid wood glazed windows to side.

Laundry/Ironing Room

Glazed window to side; Glow Worm wall mounted gas heating boiler.

Basement Room No. 1 19'10" x 17'5 (maximum dimensions) (6.05m x 5.31m)

U.P.V.C. framed double glazed window to front and side; stone floor; Vaillant wall mounted gas heating boiler.

Basement Room No. 2 6'0" x 6'0" (maximum dimensions) (1.83m x 1.83m)

U.P.V.C. framed double glazed window; storage.

Basement Room No. 3 16'0" x 6'0" (4.88m x 1.83m)

U.P.V.C. framed double glazed window; formally the coal bunker, useful storage.

Basement Room No. 4 15'1" x 5'5" (4.60m x 1.65m)

Wine and general storage.

Outside

Double Garage & Single Garage

Gardens

The property is situated within extensive mature gardens extending to approximately 1 acre with an extensive formal lawn to the side which was previously a tennis court, screened from the road by mature trees, there are wooded areas and long driveway providing ample parking.

PLEASE NOTE

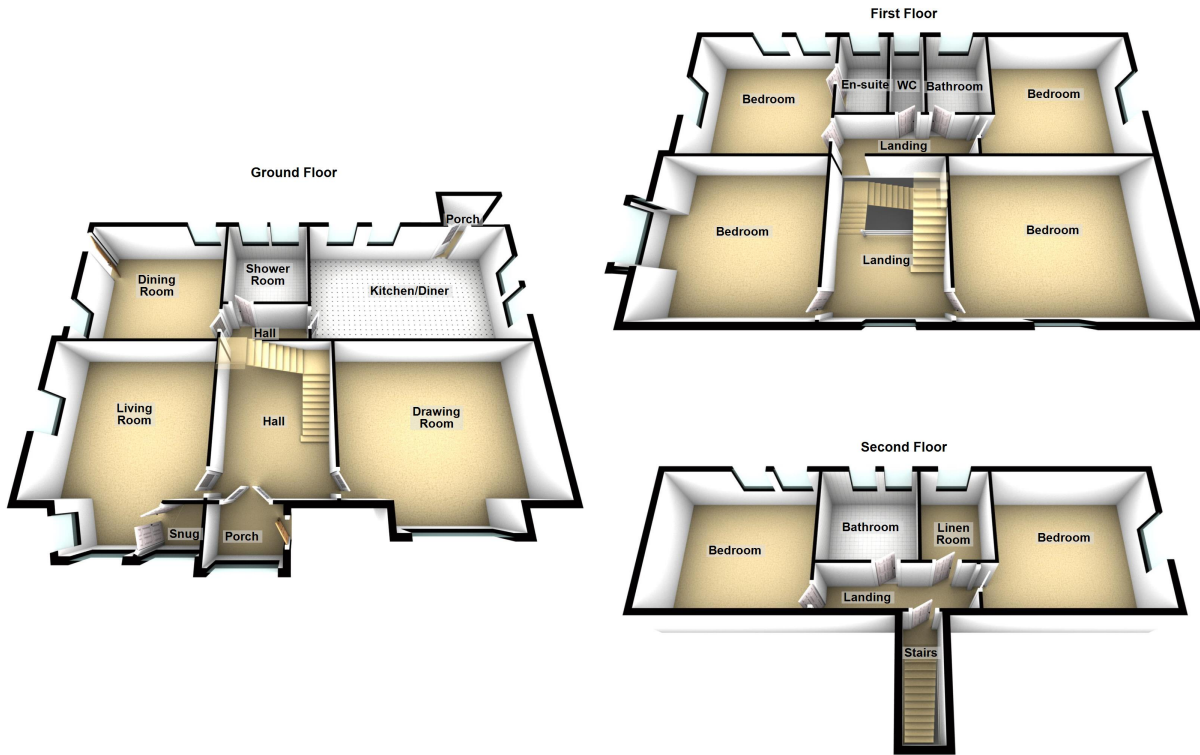
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Measurements are approximate
Plan produced using PlanlUp

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 