



Granville Road  
*Birkdale*



Welcome home...



## Three floors of Birkdale life, perfectly presented

Tucked away on Granville Road, in one of Birkdale's most coveted corners, this handsome detached home feels less like a property and more like a way of living. Spread over three beautifully finished floors and just moments from the village, the seafront and world-famous links golf, it is a house made for people who love to gather: Sunday lunches that drift from kitchen to garden, late-night films in the cinema room, and long weekends where everyone has their own door to close at the end of the day. With around 3,100 sq ft of carefully reimagined space, five double bedrooms and a private, sun-catching garden, it manages that rare balance of looking spectacular on arrival while feeling instantly, irresistibly liveable.





## Quiet grandeur from doorstep to hall

Set back from the road, the house presents a calm and confident face to the street. The approach curves past a neat lawn and towards the front door and attached garage, giving exactly the sense of arrival you hope for on a road of this calibre. Soft planting, mature trees and the rhythm of the windows all work together to give the façade an established, quietly impressive presence, the kind that hints at generous spaces and considered design within.

Step inside and the reception hall sets the tone. It is a welcoming, central space that immediately feels both uplifting and grounding, with sightlines into the principal rooms and a staircase rising up through the house, drawing your eye to the upper floors. Light catches on flooring and wall panelling, details at your feet and fingertips confirming that this is a home that has been upgraded with care. From here, the ground floor flows in a way that feels instinctive, and you quickly begin to map celebrations, quiet evenings and everyday routines onto its layout.



## Light, comfort and open-plan everyday life

To one side of the hall lies the main living room, a space made for conversation and calm. A statement fireplace anchors the room, while multiple views to the garden and elegant wall panelling give it a sense of grown-up comfort. A chandelier and layered lighting allow the mood to shift from bright and sociable to soft and intimate, and generous proportions mean there is ample room for deep sofas, armchairs and the kind of coffee table that collects books, flowers and glasses on a Friday night.

Beyond, a garden-facing lounge opens with bi-fold doors straight out to the terrace, creating an easy flow between inside and out. It is an ideal second sitting space or family snug, somewhere to spill into when you are entertaining, or to claim as your own on a quiet morning with the doors ajar and the first coffee of the day in hand.

At the heart of the ground floor, the kitchen and open-plan living area bring the house together. A large central island with seating creates a natural gathering point, while sleek cabinetry, quality appliances and thoughtful lighting make the space feel both practical and polished. There is room here for relaxed seating as well as cooks and helpers, and the way the kitchen opens to the garden and to the adjoining orangery means that conversations and aromas can travel freely, without ever feeling cramped. The orangery itself is a light-filled dining space that feels made for long meals and slow Sundays. Surrounded by glazing and with views over the garden, it works as beautifully for a midweek breakfast as for a late-summer supper party that runs on long after dark.

For film fans and box-set evenings, the dedicated cinema/family room offers a richer, more cocooning atmosphere. Darker tones, a wide screen and generous seating invite you to sink in and switch off, whether it is just the two of you, a house full of teenagers or a rainy-day matinee for younger guests. Practical life is quietly handled, too. An additional utility space supports the kitchen and garden room, keeping laundry, muddy boots and everyday clutter neatly tucked away, while a ground-floor cloakroom is exactly where guests expect to find it. The attached garage adds further storage and flexibility, giving options for hobbies, bikes and beach kit as well as parking.





Curated for films, crafted for comfort..



Built for cooking, loved for living..







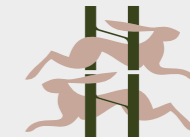


## From principal suite to tucked-away top floor sanctuaries

Climb to the first floor and you find three substantial bedrooms, each finished to a standard that feels closer to a boutique hotel than a typical family home. The principal suite offers not only a generous bedroom but also a walk-in wardrobe, creating a dedicated dressing space that brings a quiet sense of ritual to the start and end of each day. Its en suite bathroom is one of four beautifully designed bathrooms in the house, with contemporary sanitaryware and tiling that balance luxury with ease of maintenance.

The remaining first-floor bedrooms are all proper doubles, with their own en suites that echo the same attention to detail: modern showers, sleek vanities and finishes that feel current without being faddish. Walls and flooring choices create distinct moods from room to room, so each family member or guest has a space that feels uniquely their own.

On the top floor, two further spacious double bedrooms complete the accommodation, served by another well-appointed bathroom. Tucked up under the roof with skylight and window light, these rooms make perfect spaces for older children, guests who like a little separation, or even a calm work-from-home suite away from the main flow of the house.



Light, linen and room to breathe...





## In the owners' words

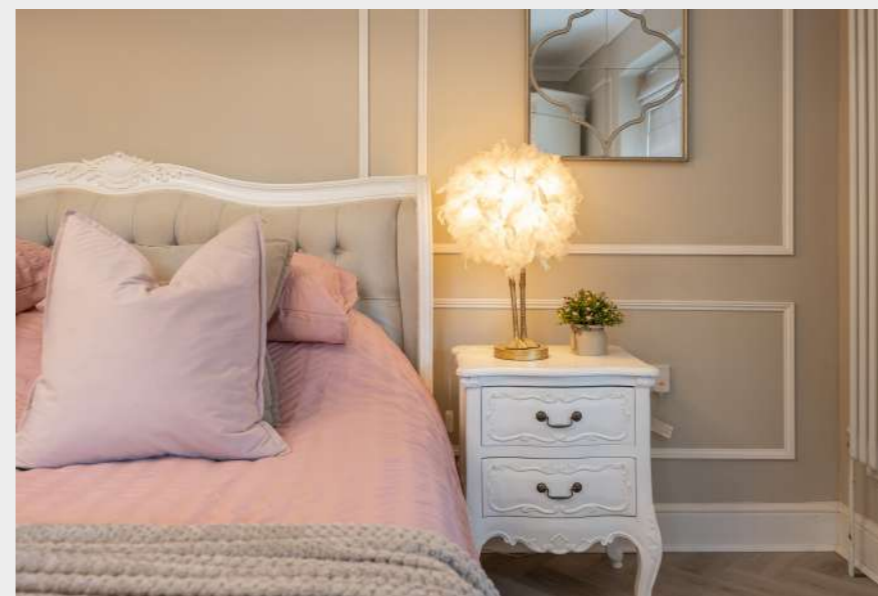
"We wanted somewhere that felt like a treat every day, not just at the weekend," say the current owners, "and this house has done that for us from the moment we walked through the door." "There is always a room that fits the mood, a quiet coffee in the orangery, everyone piling into the cinema room on a Friday, or friends drifting between the kitchen and the garden on a sunny evening."

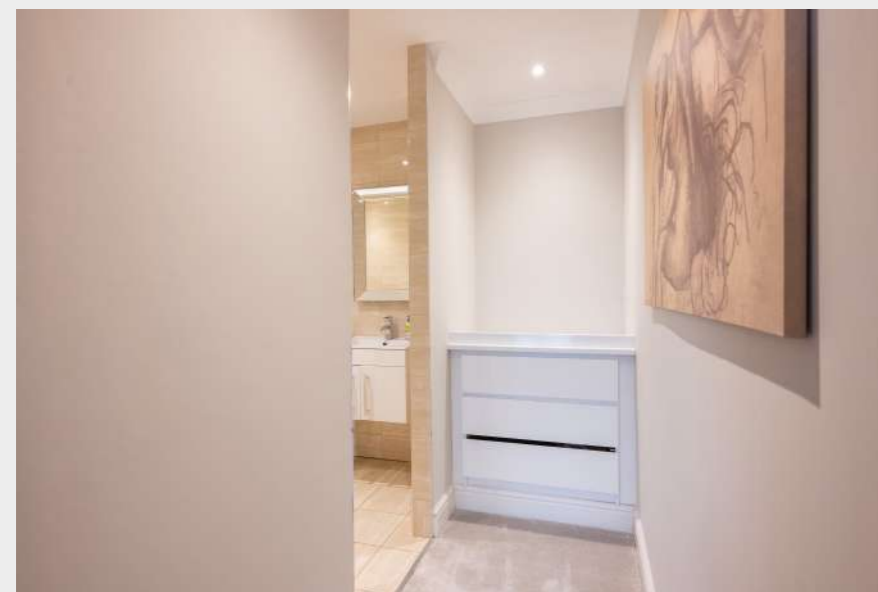
Nestled in an exceptionally quiet location, the home is perfectly positioned for a peaceful walk to the sand dunes in one direction or a leisurely stroll to the bustling village in the other.

"We love that the house can grow and shrink with us," they add. "When all the bedrooms are full and the driveway is lined with cars, it still feels easy, never cramped. But it also works beautifully when it is just the two of us, with the doors to the garden open and the sea breeze drifting in."

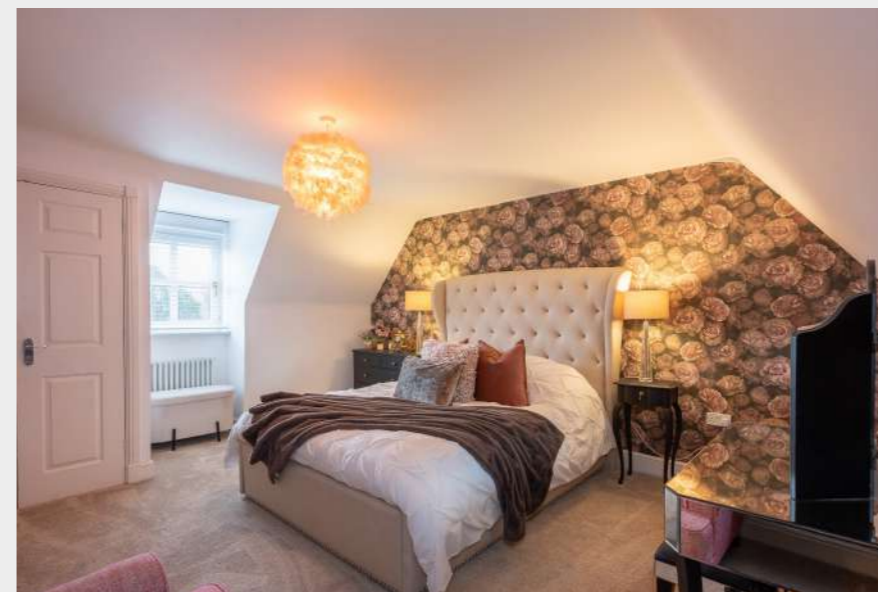
"It is the kind of home that makes occasions feel special without you having to try too hard. Christmas, birthdays, school leavers' parties, the house somehow rises to meet all of it. We will miss that, and we will miss the feeling of closing the front door and knowing everything we need is under this roof."







Boutique retreats...







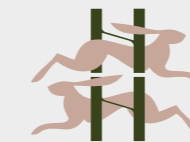
Sun, shelter and room to exhale...

## A garden that belongs to every chapter of the day

The home wears its gardens with the same quiet confidence as its interiors. To the front, the driveway curves in past a sweep of lawn and soft planting, offering generous parking and access to the garage while setting a refined, welcoming tone from the very first moment you arrive.

To the rear, the house opens onto a private garden that feels purpose-made for both gatherings and gentle, everyday living. A broad patio runs the length of the house, naturally shaping spaces for outdoor dining, relaxed chairs and sunloungers, while the wide lawn beyond invites games, picnics and barefoot laps with children or dogs. Mature boundaries give structure and seclusion without ever feeling enclosed, so the garden holds the sun through much of the day and remains inviting long into warm evenings.

The way the house meets the garden is one of its quiet triumphs. Bi-fold doors from the garden room and French doors from the kitchen and orangery allow life to spill outside whenever the weather gives permission, turning barbecues, birthday parties and impromptu suppers into easy, inside-out occasions where the whole home, house and garden together, feels fully in use.



## Birkdale, between village, links and sea

Granville Road sits within one of Birkdale's most sought-after residential pockets, close enough to feel the energy of the village yet tucked away enough to enjoy genuine calm. Within a short walk you have access to local amenities, independent shops, cafés and restaurants, as well as transport links that make Southport, Liverpool and the wider North West straightforward to reach.

For golfers, the location needs little introduction: both Royal Birkdale and Hillside golf links are within easy reach, putting some of the country's most celebrated courses practically on your doorstep. The seafront and coastal walks are also close by, offering big skies, wide sands and the kind of fresh-air reset that turns an ordinary afternoon into something quietly memorable.

Good schooling, strong community and the blend of coast and town all add to the appeal, making this a setting that works just as well for busy families as for couples or downsizers who still want easy access to life and culture.

Granville Road is more than a beautifully upgraded, five-bedroom detached house. It is a generous, three-storey home that gathers together architecture, location, space and lifestyle into something that feels genuinely special, a place where days stretch a little longer, gatherings feel a little easier and coming home feels exactly as it should.





# HOUSE & HERITAGE

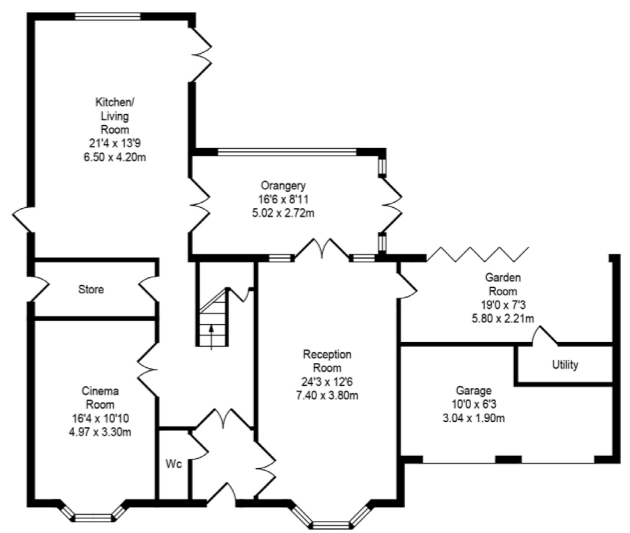
- Spectacular five double bedroom detached home in coveted Birkdale location
- Around 3,100 sq ft of beautifully refurbished accommodation over three floors
- Elegant reception hall and multiple reception rooms including formal lounge and garden-facing snug
- Stunning contemporary kitchen with large central island, open to orangery-style dining space
- Dedicated cinema/family room offering the perfect space for film nights and relaxed entertaining
- Luxurious principal suite with walk-in wardrobe and stylish en suite, plus further en suite bedrooms
- Four high-spec bathrooms plus ground-floor cloakroom, all finished to an exceptional standard
- Private, landscaped rear garden with broad terrace and generous lawn, ideal for outdoor living
- Excellent parking and access to integral garage
- Moments from Birkdale village, seafront and renowned Royal Birkdale and Hillside golf courses



## Granville Road, Birkdale

Total Approx. Floor Area 3063 Sq.ft. (284.55 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 1508 Sq.Ft (139.91 Sq.M.)



Approx. Floor Area 1081 Sq.Ft (100.42 Sq.M.)



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