



Beechcroft
Thirlmere Road | Hightown | Liverpool | L38 3RQ

FINE & COUNTRY

BEECHCROFT

This breathtakingly unique family home, which was designed by ABW Architects, enjoys a splendid location on the edge of the highly desirable village of Hightown.







Sitting behind a high wall nestled away at the end of Thirlmere Road is a truly stunning and well thought out 4 bedroom detached property. Designed for the current owner by ABW Architects and taking in some of the best energy saving solutions available, this property ticks all the right boxes for the modern home.

The property is heated by an air source heat pump, has low energy LED downlighters in all rooms, PV panels to reduce electricity demands, solid engineered oak flooring with underfloor heating throughout, a water recovery system for the garden, CAT 5 cabling for computers and TV, Sonos sound system, Bose life style home theatre and CCTV which can be monitored remotely by internet, tablet or mobile phone.

The ground floor of the property centres around a large south facing full height curved glass wall, designed not only to take in the stunning views of the garden but to light up various areas of the house via the movement of the sun throughout the day. The sun floods into the kitchen in the morning and then gradually moves around to the living room in the late afternoon/early evening. The open plan layout takes in the kitchen, hallway, dining room and living room. To complete the ground floor there is also a separate utility room, cloak room and a ground floor bedroom with en-suite facilities.

The 1st floor is accessed via either a fully automated lift or a beautiful contemporary steel and glass open staircase with solid oaks treads leading onto a large landing with numerous storage cupboards and a desk area overlooking the garden. There is a spacious master bedroom and 2 further bedrooms all with en-suite facilities. The master bedroom and the landing both have access via sliding patio doors to the roof garden which has wonderful views over the garden and Cricket pitch beyond.

Outside the property benefits from off road parking accessed via electric gates to the front, to the rear there is a beautiful and well planned garden with a Hartley Botanic Summerhouse, a large wooden pergola leading to a mirrored water feature, patio areas, laid lawn and established trees which can be floodlit at night.

Entrance hall

Entered via solid oak front door and having solid oak floor, sliding oak door to lift, open staircase with oak rail and treads, glass balustrades and opening out onto main living area with French doors to patio.

Living room

With bi-folding doors to rear, Stone hearth with "Barbas" wood burner, solid oak flooring, integrated "Bose" lifestyle home theatre sound and vision.

Dining room

Situated off the main living area with double glazed window to front, pendant light, solid oak flooring.

Kitchen/Breakfast room

Fully fitted "Leicht" kitchen with a large selection of floor and wall units, deep storage draws and integrated "Miele" appliances including double oven, microwave, warming draw, induction hob and extractor, and dishwasher, with an integrated "Siemens" fridge freezer. Complementary Corian worktops with underslung sink, mixer and instant hot water taps, central island illuminated by two pendant lights, breakfast bar. Wiring for sound and vision, fully tiled floor, door to garden and utility area, and windows overlooking patio area.





Utility room

Fitted with a selection of floor and wall units, sink and drainer, Miele washing machine and dryer, door to side of property and leading onto:

Cloakroom

Fitted with a 2-piece "Duravit" suite comprising low level wc and hand basin, tiled floor and window to front.

Inner hallway

Housing wine cellar and plant room. Door leading into garage.

Bedroom 4/study

Double bedroom with a selection of fitted wardrobes, study area with fitted workspace, window to front, solid oak flooring and door leading onto:

Bedroom 4 en-suite

Fitted with a 3-piece "Duravit" suite comprising low level wc, hand basin and walk-in shower area with shower. Fully tiled walls and floor, window to side.

1st floor

Landing

Accessed via either main staircase or lift, with Velux window, sliding patio doors to roof garden, head height windows to front, extensive range of fitted cupboards and shelving, a study area overlooking the garden and doors leading to 3 main bedrooms.

Master bedroom

Large double bedroom with a selection of fitted wardrobes, solid oak flooring, wired for sound and vision, sloped ceiling with double height windows to front, window and sliding patio doors leading onto roof garden.

Master En-suite

Fitted with a 5-piece "Duravit" suite comprising full sized bath, walk-in shower area with shower, low level wc, hand basin with vanity unit under mirror (with light) over, bidet, fully tiled walls and floors, lighting, windows to side and front.





Seller Insight

“I had always wanted to build my own home,” says Jean, “and when the opportunity arose I decided I didn’t want to live in a generic, period-style home, so instead I commissioned a local architectural practice to come up with a much more contemporary design, and I think the result is beautiful.”

“The garden is another feature of the house that is absolutely spectacular,” continues Jean, “and one that has been a real passion of mine. There are various seating areas and a attractive summerhouse that has been designed to match the house, and then the rest is laid to lawn and edged with deep borders that are filled with flowers, shrubs and mature trees. As well as the main garden, each of the bedrooms on the first floor has access to a lovely roof garden, via the landing which I’ve planted with various grasses that give an abundance of colour. The whole space is utterly delightful.”

“The open-plan kitchen is without doubt the hub of the home,” says Jean, “it’s where everything happens. It’s ideal for day-to-day life and wonderful for entertaining.”

“I’ve lived in Hightown for many years and I absolutely love it,” says Jean. “It’s not quite as big as Formby, so it has more of a community feel; everyone says ‘hello’ whether you know them or not. We have a brilliant village shop that will deliver if you’re a bit stuck, a Post Office and a pharmacy, and if I need anything more, Formby is only five minutes away or I can hop on a train into Liverpool.”*





I wanted large rooms and a free-flowing layout. The architect design allows the sun to flood into the kitchen in the morning and then move around to the living area in the late afternoon/early evening. The main living areas are open-plan and centred around a very impressive curved glazed wall that faces out over the garden; it's the first thing you see as you enter the house and it definitely has the wow factor. It's also a really clever design because as well as flooding the house with natural light, the glazed curve also creates a sheltered patio area that's not in the slightest bit overlooked."



“It was important to me to make the house as environmentally friendly as possible, so it's very well insulated, there are solar panels on the roof and it's heated via a ground source heat pump, which is incredibly efficient. I even have a rainwater harvesting system that provides all the water for the garden.”



“What will I miss about this house when I leave? Everything,” says Jean.



Bedroom 2

Double bedroom with 2 windows overlooking balcony, solid oak flooring, wired for sound and vision, sloped ceiling with double height windows to front and door leading onto:

Bedroom 2 En-suite

Fitted with a 3-piece "Duravit" suite comprising full sized bath with shower over. Hand basin, low level wc, fully tiled floor and walls, windows to side and front.

Bedroom 3

Double bedroom with 2 windows overlooking roof garden, solid oak flooring, sloped ceiling with double height windows to front and door leading onto:

Bedroom 3 En-suite

Fitted with a 3-piece "Duravit" suite comprising walk-in shower area, low level wc, hand basin with vanity unit under, mirror over. Fully tiled floors and walls.









Roof Garden

Attractive roof garden accessed via the landing and the master bedroom, following the curve of the ground floor and overlooking both the garden and patio area, glass balustrades and lighting.

Garage

Double garage with electric up and over door. Electric points. Water tap at the side of the garage.

Outside

To the front the property is entered via either electric double gates or foot gate leading onto a block paved driveway to garage, paved footpath to the house, slate shale beds with stunning Beech tree.

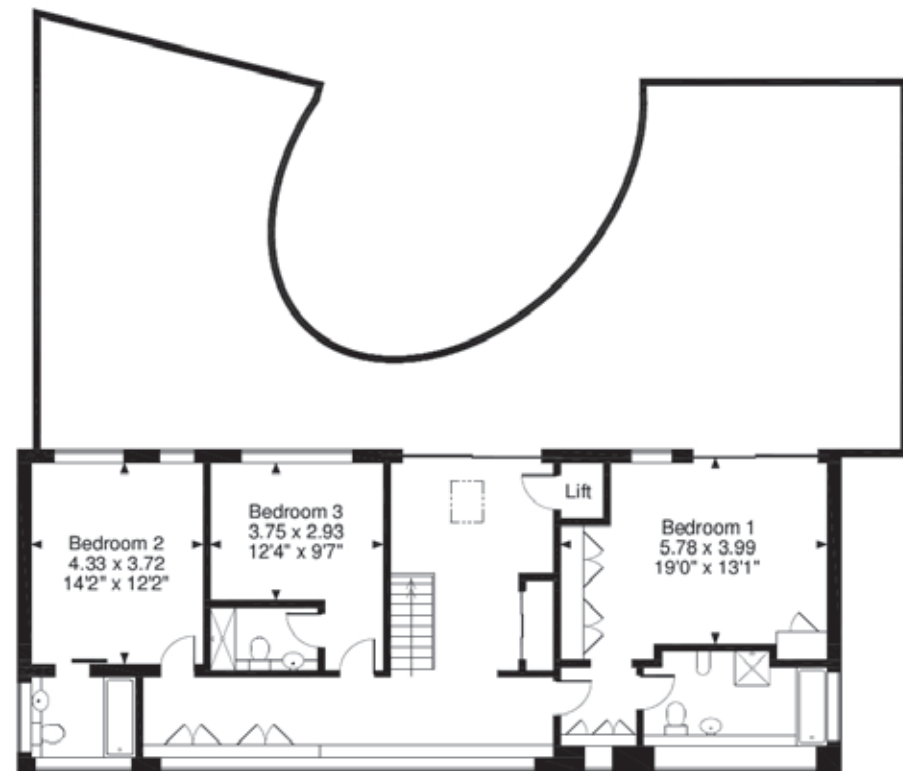
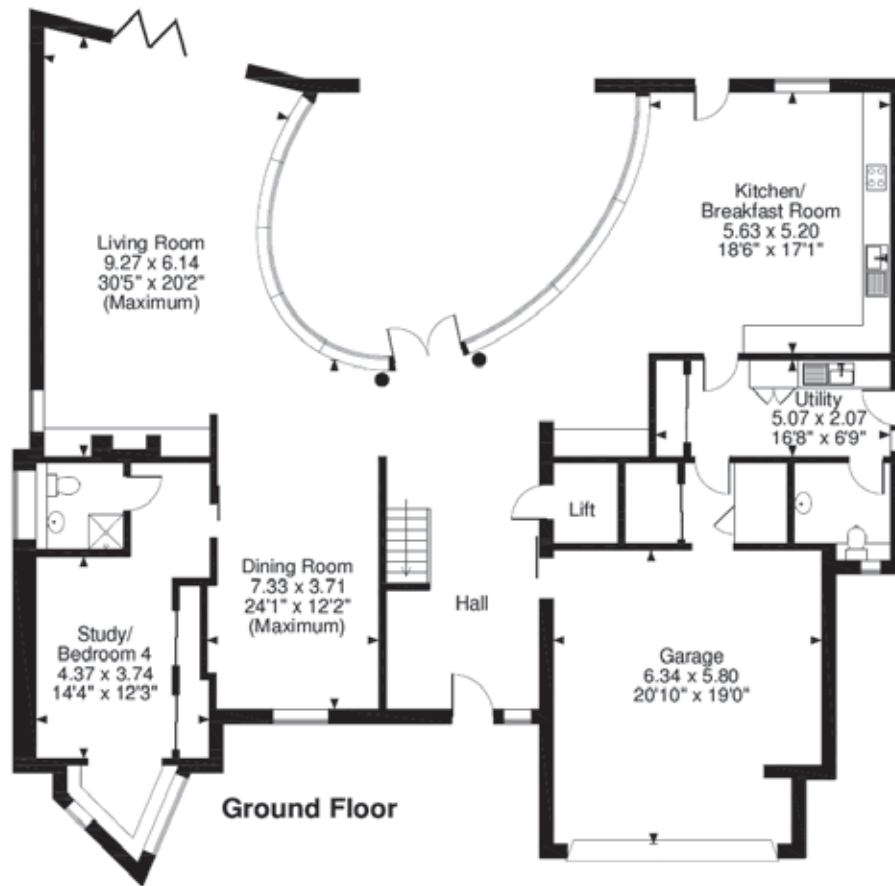
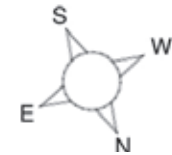
To the rear there is a raised patio area with fishpond set within the curve of the property, a magnificently well maintained lawn surrounded by established flower beds containing a mixture of shrubs and trees. There is an attractive Hartley Botanic Victorian Grange glasshouse which is made with the same bricks and metalwork as the house. Wooden pergola, water feature and private gate to cricket club. The garden benefits from rainwater recovery from the roof into an underground tank and integrated sprinkler system as well as potting shed and hidden maintenance area.







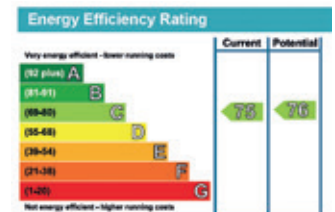
Approximate Gross Internal Area
Main House = 3117 Sq Ft/290 Sq M
Garage = 455 Sq Ft/42 Sq M
Total = 3572 Sq Ft/332 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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