



Terra Nova  
41 Granville Road | Birkdale | PR8 2HU

FINE & COUNTRY

# TERRA NOVA

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*This elegant home, which was built in 2001, occupies a superb position in one of Southport's most sought after addresses.*





Enjoying a simply superb setting on the shore side of the highly salubrious area of Birkdale, this three storey detached home offers spacious and extremely well presented accommodation. On the ground floor, there is a warm and inviting entrance hall with access to a downstairs wc, an extensive living room, a separate elegant dining room and a modern fully fitted kitchen which is open plan to a delightful morning room and utility room. There is also an Edwardian style conservatory which overlooks the gardens.

The two top floors comprise five good sized bedrooms with the master suite boasting luxurious en-suite facilities and separate dressing room. A principal family bathroom and additional shower room complete the accommodation.



Outside the beautiful grounds include well maintained gardens to the front as well as an ample driveway offering off road parking for a number of cars and a double garage. To the rear there are lawns, shrubs, a wonderful patio area and a water feature.

Main entrance: Georgian style front door leading to porch.

Entrance porch: Window to side, door to built in cloakroom, ceramic tiled floor, radiator, door leading to...

Hallway: Fully carpeted, double radiator, double doors leading to lounge, door to dining room, wc, kitchen.

Dining room: Two Georgian style windows to front, double radiator, fully carpeted.

WC: Two piece suite, comprising of low level wc and single pedestal sink. Part tiled walls, fully carpeted.

Lounge: Two Georgian style windows to front, double radiator, stone feature fireplace with marble hearth housing a living flame gas fire, fully carpeted. Doors leading to

Conservatory: Open brick walls with ceramic tiled floor, double doors leading to garden





Kitchen:- Window to rear, ceramic tiled flooring. Range of wall and base units with china cupboards, plate and wine racks, granite work tops. Built in eye level Neff double oven, Baumatic 5-ring gas hob with overhead extractor fan. Stainless sink double drainer sink with mixer taps. Integrated fridge/freezer and dishwasher. Part tiled walls, integrated spot lighting.

Open plan sitting area: Windows and double doors leading to the garden, ceramic tiled flooring, double radiator.

Utility room: Door to rear, ceramic tiled floor, built in cupboards with granite work tops, single drainer stainless steel sink with mixer taps. Space for washing machine and tumble dryer. Wall mounted Glow Worm combi boiler, part-tiled walls.

Stairs leading to first floor landing:- Fully carpeted, door to airing cupboard/storage

# Seller Insight

“The property offers all the benefits of a contemporary home, but above all else it was the setting that really attracted us. We're close to the sea, so the air is fresh and we can enjoy lovely long walks along the coastline, our immediate surroundings are extremely quiet, but we also benefit from easy access to shops, amenities and excellent transport links. We are a stone's throw away from the world renowned Royal Birkdale & Hillside championship golf courses. For us it has been ideal.”

“What I particularly love about the house is that it's large, but it has a cosy feel and everything flows extremely well. The kitchen, dining and living area is a huge space that has access onto the garden, and I have to say if it was the only room in the house we could live quite happily. The kitchen area flows into the dining room, then on to the hall and the more formal sitting room. It's a house that's a real pleasure to live in and it's also incredibly low maintenance, which gives us more time to enjoy it.”

“The garden was something of a blank canvass when we moved here fifteen years ago,” continues Susan, “but we've since had it beautifully landscaped and incorporated a number attractive individual features, including a pond and a pretty summerhouse. There are so many tranquil places to sit and relax, and we can follow the sun throughout the day; it's stunning.”

What they'll miss most / why they are leaving: “Deciding to sell has been a heart-wrenching decision, but circumstances dictate that the time is right,” says Susan. “It's a very uplifting home and one that is not only beautiful to look at, but also in terms of its position and outlook. It's a house that can be all things to all people, but for the past fifteen years it has been our very happy home.”\*







“The large kitchen, dining and living space is the real hub of the home,” says Susan, “and it’s been beautifully designed to have the feel of an orangery, with big windows and doors that lead straight out onto the garden. It’s a gorgeous free-flowing space that brings the outside in whatever the weather.”



“The house is arranged over three floors, so there’s lots of flexible space,” says Susan,  
“and though it’s immaculate and well laid out at the moment, in my opinion there’s great  
potential for it to be enhanced further.”

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“Within Southport itself we have everything we could possibly want or need,” says Susan, “but we’re able to retreat to our quiet little corner, away from the bustle of the town centre, and enjoy a really wonderful quality of life.”

Master suite:

Dressing room: 2 Georgian windows to front, 2 double radiators, range of fully fitted wardrobes.

Master bathroom: Georgian window to rear, 3-piece Sotini suite comprising of bath with wooden side panel, mixer taps with shower, single pedestal sink, low level wc. Double shower cubicle, tiled effect linoleum flooring, part-tiled walls.

Master bedroom: 2 Georgian windows to front, and 2 to rear, 2 double radiators, fully carpeted.

Bedroom 2: Two Georgian windows to front, 2 small double radiators, 2 built in wardrobes, fully carpeted.

Bedroom 3: Two Georgian windows to rear, 2 small double radiators, built in wardrobe, fully carpeted.

Family bathroom: Georgian window to rear, tiled effect Kamdean flooring, 3 -piece Sotoni suite comprising of wood paneled bath with mixer taps and shower, low level wc, pedestal sink, double shower cubicle, part-tiled walls, spot lighting.

Landing: Fully carpeted, double radiator, double doors leading to front facing balcony, stairs to second floor....

Bedroom 4: Georgian window to front, velux window to rear, double radiator, large corner storage cupboard, fully carpeted.

Bedroom 5 / Study: Window to front, large storage cupboard, double radiator, under eaves storage, fully carpeted.

Shower room: Velux window to rear, tiled flooring, part-tiled walls, Ideal Standard two piece suite comprising of low level wc and single pedestal sink. Single shower cubicle.









Exterior:

Double garage: Two electric up and over doors to front, window and door leading to rear garden.

Rear garden: Fully landscaped with patio areas, laid to lawn, borders a combination of mature trees and shrubs. Pond with central fountain feature. Steps leading to further lawned area with a summer house looking onto another water feature.

Front garden: Again full of mature trees and shrubs with a rockery. Central seated area around the trunk of one of the mature trees with a circular patio area. Fully walled and gated. Driveway for 4 cars







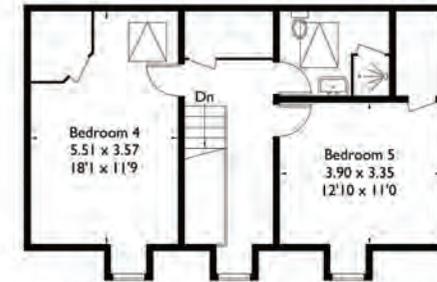
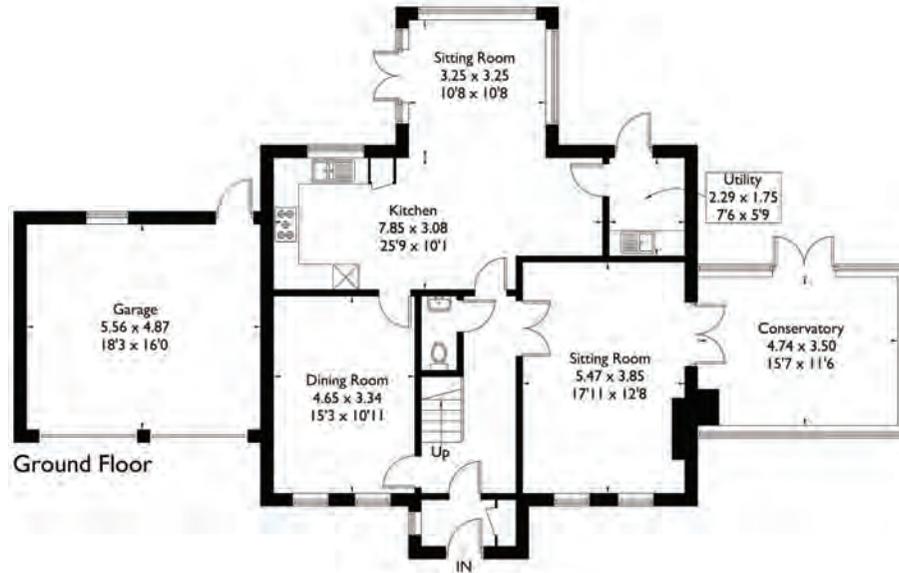
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

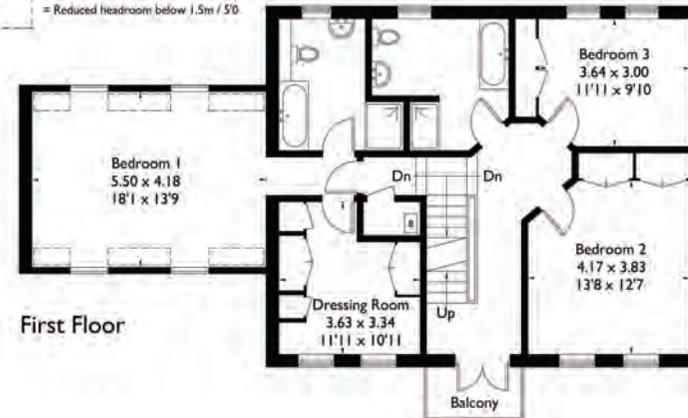
# 41 Granville Road, Southport, PR8 2HU

Approximate Gross Internal Area = 265.2 sq m / 2855 sq ft  
 Garage = 27.0 sq m / 291 sq ft  
 Total = 292.2 sq m / 3145 sq ft



Second Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 166694

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 27.05.2016





# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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