BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

11 Briary Croft, Hightown, L38 9ES

Offers Over £490,000

Occupying a peaceful plot approx. 0.3 acre within a QUIET cul-de-sac in the highly sought-after coastal village of Hightown, this exceptional home offers a RARE OPPORTUNITY to acquire approx. 1500sq ft of beautifully appointed accommodation, on what is effectively a newly built property behind an existing footprint. Ideally situated within walking distance of local shops, the VILLAGE PUB and railway STATION, the property also enjoys direct access to the stunning sand dunes and the beautiful sandy BEACH for which HIGHTOWN is renowned.

Having undergone an extensive programme of REDEVELOPMENT and RECONSTRUCTION, the property has been transformed far beyond a conventional renovation. The works include new FOUNDATIONS, a substantial EXTENSION, structural steel installation, complete roof reconstruction and a full internal reconfiguration, creating a home designed to meet the expectations of modern living while retaining the character of its established coastal setting.

The attention to detail continues throughout the interior, where high-quality finishes and contemporary styling combine to create an impressive TURNKEY HOME ideal for downsizers. A stunning open-plan living environment is enhanced by large BI-FOLD DOORS opening onto the LARGE GARDEN with elevated viewing terrace with estuary & sea-views, allowing natural light to flood the space and seamlessly connect indoor and outdoor living. Premium features include herringbone LVT flooring, a beautifully appointed contemporary kitchen, modern lighting design and carefully considered media installations.

Beyond the visible improvements, significant investment has been made in the fabric of the building, including a complete electrical rewire, new plumbing system with unvented hot water cylinder, upgraded insulation and modern drainage infrastructure. Combining the feel of a new-build home with the charm and setting of an established coastal location, this is a truly unique offering!

Hall
Bright and spacious room with LVT flooring

Kitchen/Living/Dining Room
20'11" x 20'0" (6.40 x 6.10)
5 bi-fold doors onto sunny SOUTH WEST facing gardens. Breakfast bar with over feature lighting ideal for casual dining and entertaining. Range of base and high level fitted stylish kitchen units with gold fittings, QUARTZ work surfaces and back splash. Herringbone LVT flooring throughout. Media wall with feature electric fireplace. Door to utility/laundry.

Utility/Laundry
9'10" x 5'6" (3.0 x 1.70)
With fitted cupboards, sink and drainer plus plumbing for washing machine.

Family Shower Room
13'9" x 5'6" (4.20 x 1.70)
With door to Bedroom 2 and onto Hallway (Jack & Jill). Porcelanosa tiled flooring and walls. DOUBLE walk-in shower with Matt black grid shower screen, WC and storage vanity sink. Matt black heated towel rail.

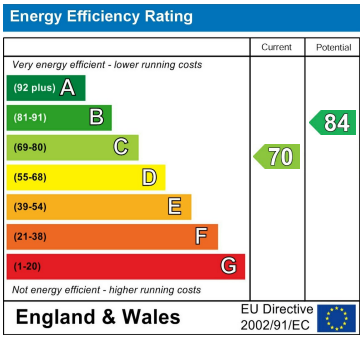
Bedroom 1
18'8" x 16'8" (5.70 x 5.10)
LARGE DOUBLE bedroom open to dressing room

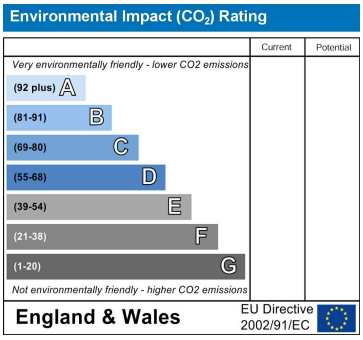
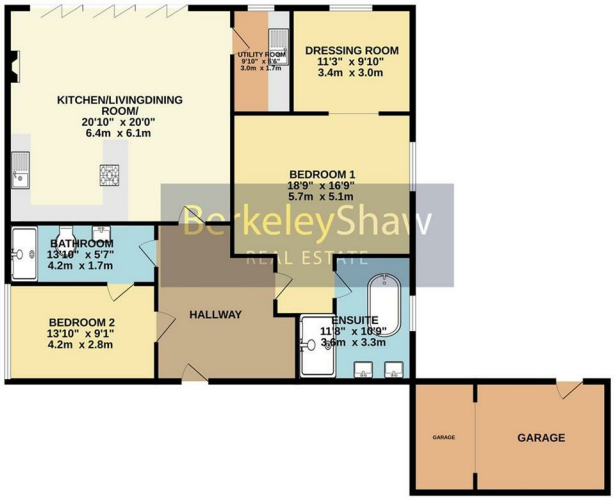
Dressing Room
11'1" x 9'10" (3.40 x 3.0)
A spacious dressing room to get ready and store all your clothes, could be utilised as a 3rd bedroom by creating access off laundry.

Ensuite Bathroom
11'9" x 10'9" (3.60 x 3.30)
Freestanding Bath with gold floor standing mixer tap fittings, Porcelanosa tiled flooring and walls. Walk-in double shower with black grid glass screen, matt black heated towel rail, WC and storage vanity unit, frosted window.

Bedroom 2
13'9" x 9'2" (4.20 x 2.80)
DOUBLE bedroom with new fitted carpet and door through to family bathroom, could also be utilised as a second Lounge/Reception

Garage/Plant Room
Plant room for for solar batteries & Boiler. Insulated & Plastered walls.





GROUND FLOOR
1489 sq.ft. (138.4 sq.m.) approx.