



**2 Larkhill Cottages, Larkhill Lane, Formby, Liverpool, Merseyside.
L37 1PS**

£495,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION....Colette Gunter Estate Agents are delighted to present to the market this rare opportunity to purchase this unique property which is one of a cluster of just four semi detached cottages. Accessed via a private road off Larkhill Lane and nestled amidst sprawling National Trust land you will find 'Beach Cottage' with its charming façade of Chartwell Green windows, white picket fence and slate roof which harmoniously combines traditional charm with contemporary design elements.

Inside the property has undergone a full programme of renovation and the accommodation has been redesigned to seamlessly accommodate modern day living boasting an open plan layout to the rear creating a sense of spaciousness which connects the sleek and functional dining kitchen/family room to the outdoors via bi-folding doors which open onto the impressive landscaped rear garden creating perfect accessibility between the interior living spaces and the surrounding outdoor environment. There is an additional lounge and to the first floor two bedrooms with luxury en-suite facilities and main bathroom with luxury freestanding bath tub.

This idyllic location is cocooned by lush greenery, with laurel hedging lining the perimeter and a back drop of mature pine trees creating a peaceful ambiance yet conveniently situated for local amenities including transport links, Championship golf courses and The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- NO ONWARD CHAIN
- SECLUDED SOUGHT AFTER LOCATION
ACCESSED VIA A PRIVATE ROAD OFF LARKHILL
LANE
- ONE OF JUST FOUR SEMI DETACHED COTTAGES
- OPEN PLAN DINING KITCHEN/FAMILY ROOM
- LOUNGE
- TWO BEDROOMS
- LUXURY EN-SUITE SHOWER ROOM & BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- UNDERFLOOR HEATING TO GROUND FLOOR,
- EXTENSIVE LANDSCAPED WESTERLY FACING
REAR GARDEN
- OFF ROAD PARKING



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C. framed double glazed window to front; composite double glazed door; porcelain tiled floor.

Front Lounge

19' 0" x 11' 8" (5.79m x 3.56m) U.P.V.C. framed double glazed window to front; porcelain tiled floor; understairs storage; stairs to first floor.

Superb Kitchen/Family Entertaining Room

18' 8" x 24' 3" (5.69m x 7.39m) Range of base, wall and drawer units; quartz working surfaces incorporating a Blanco stainless steel inset sink with mixer tap; Neff hide and slide electric oven, Neff integrated microwave and warming drawer in housing unit; Miele integrated dishwasher; integrated washing machine; space for tumble dryer; integrated refrigerator/freezer; cupboard housing Main wall mounted gas heating boiler; large centre island with quartz work top incorporating Neff induction hob; breakfast bar; wine cooler, base cupboards and pan drawers; porcelain tiled floor with underfloor heating; U.P.V.C. framed double glazed window to side; bi-folding doors open to rear garden.

Turned Staircase

U.P.V.C. framed double glazed window to side.

Landing

Access to boarded loft via wooden folding ladder.

Bedroom No. 1

9' 0" x 11' 8" (2.74m x 3.56m) U.P.V.C. framed double glazed window to front.

Luxury En-Suite Shower Room

5' 5" x 6' 10" (1.65m x 2.08m) Suite comprising large walk in shower compartment with mains fitment, fixed head rainmaker and hand held shower attachment; inset wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; porcelain tiled walls and floor; double glazed Velux window.

Bedroom No 2

10' 5" x 8' 9" (3.17m x 2.67m) U.P.V.C. framed double glazed window to rear.



ROOM DESCRIPTIONS

Luxury Main Bathroom

7' 1" x 8' 7" (2.16m x 2.62m) Suite comprising freestanding bath tub with freestanding mixer tap and hand held shower attachment; wall hung wash hand basin in vanity unit with mixer tap and drawer below; low level W.C.; chrome heated towel rail; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Outside

Front Garden

Laid to lawn with white picket fence, brick paved driveway providing off road parking and timber gate providing side access to rear garden.

Westerly Facing Landscaped Rear Garden

Extensive lawn and golden gravelled patio with lush laurel hedging lining the perimeter and a backdrop of mature pine trees making the garden a tranquil oasis offering both privacy and a connection to nature.

NOTE

The property has a septic tank.

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 **







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