



The Barn, Moss Side, Formby, Liverpool, Merseyside. L37 0AF

Offers in Excess of £800,000

FOR SALE

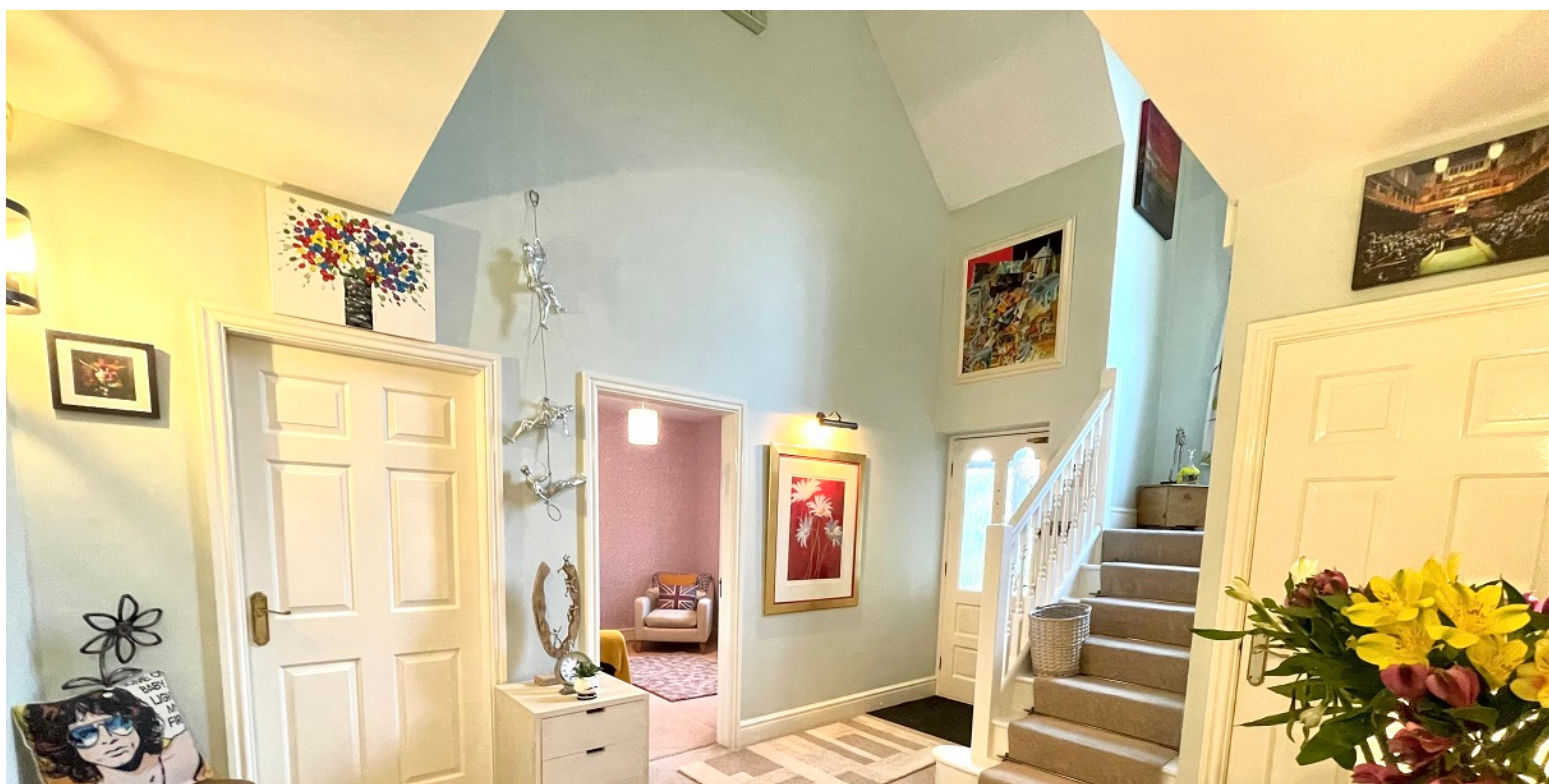


PROPERTY DESCRIPTION

Only by interior inspection can you fully appreciate this stunning individually designed four bedroom detached house which offers exceptionally spacious and versatile family accommodation. This beautifully presented property is situated in a delightful semi-rural location on the outskirts of Formby and has the advantage of a good size enclosed south facing rear garden.

FEATURES

- ENCLOSED VESTIBULE, SPACIOUS ENTRANCE HALL, CLOAKROOM/WC
- THREE ENTERTAINING ROOMS, STUDY, GARDEN ROOM
- SPLENDID KITCHEN OPEN TO A FAMILY ROOM, LAUNDRY ROOM
- MASTER BEDROOM WITH ENSUITE, WALK IN WARDROBE AND SOUTH FACING BALCONY
- THREE FURTHER DOUBLE BEDROOMS AND TWO FURTHER EN-SUITES
- GAS HEATING SYSTEM, DOUBLE GLAZING
- SINGLE GARAGE WITH ELECTRICALLY CONTROLLED DOOR
- GOOD SIZE SOUTH FACING REAR GARDEN, AMPLE PARKING
- SEMI-RURAL LOCATION



ROOM DESCRIPTIONS

Enclosed Vestibule

U.P.V.C double glazed door with windows to sides; tiled flooring.

Bright and Spacious Entrance Hall

Turned staircase to first floor with a galleried landing; walk in under-stairs storage cupboard.

Cloakroom/WC

Suite comprising a low level wc and wash hand basin with tiled splashback and cupboard below; U.P.V.C double glazed opaque window to side.

Front Sitting Room 10'07" x 9'11" (3.23m x 3.02m)

U.P.V.C double glazed window to front

Study 12'04" x 10'05" (3.78m x 3.18m)

U.P.V.C double glazed window to front

Entertaining Room 21'05" x 14'03" (maximum dimensions) (6.53m x 4.34m)

Two U.P.V.C double glazed opaque windows to side; two wall light points; feature fireplace fitted with a 'living flame' coal effect gas fire; double opening doors to reception hall; double opening doors to...

Garden Room/Dining Room 20'08" x 13'02" reducing to 8'10" (6.30m x 4.01m, 2.69m)

U.P.V.C double glazed windows and door opening onto the south facing patio and garden.

Breakfast Kitchen 21'07" x 11'00" (6.58m x 3.35m)

Excellent range of wall, base and drawer units with under unit lighting; integrated dishwasher; free standing American style fridge/freezer; space for a 'Range' cooker with extractor hood above; Belfast sink with mixer tap; 'Karndean' flooring; U.P.V.C double glazed window to side; open to...

Family Room 12'04" x 12'03" (3.76m x 3.73m)

Three internal feature windows; 'Karndean' flooring; double opening doors to...

Garden Room 21'09" x 8'09" (6.63m x 2.67m)

U.P.V.C double glazed windows and U.P.V.C double opening doors leading onto the south facing patio and garden; personnel door to garage.

Laundry Room

Base and wall units with working surfaces; stainless steel sink unit with mixer tap; plumbing for an automatic washing machine and space for a tumble dryer; 'Karndean' flooring; U.P.V.C double glazed window and door.

Galleried Landing

Curved balustrade; arched feature window; built in linen store; access to a partially boarded loft via an aluminium ladder; double opening doors to...

Master Bedroom 12'04" x 12'03" (3.76m x 3.73m)

U.P.V.C double glazed window and U.P.V.C double glazed double opening french doors leading onto a railed decked balcony with steps down to the south facing garden.



ROOM DESCRIPTIONS

Walk in Wardrobe

Hanging rails and shelving.

En-suite Bathroom with WC 10'06" x 7'06" (3.20m x 2.29m)

Suite comprising a wall hung wc with concealed flush; Jacuzzi bath with mains shower above and shower screen; contemporary wash hand basin; waterproof bathroom Smart television; ladder style heated towel rail; part tiled walls; tiled flooring; U.P.V.C double glazed window to front.

Bedroom No. 2 14'07" (into door well) x 11'08" (4.45m x 3.56m)

Two U.P.V.C double glazed windows to side; door to...

Jack & Jill En-suite Bath/Shower Room 10'11 x 7'11" (maximum dimensions) (3.33m x 2.41m)

Suite comprising a low level wc, pedestal wash hand basin, tile sided bath with centre tap and shower enclosure with a mains shower attachment; part tiled walls; tiled flooring; built in linen store; ladder style heated towel rail; U.P.V.C double glazed window to rear; door to...

Bedroom No. 3 12'04" x 12'01" (3.76m x 3.68m)

U.P.V.C double glazed window to rear.

Bedroom No. 4 12'04" x 12'03" (3.76m x 3.73m)

U.P.V.C double glazed window to front.

En-suite Shower Room 11'01" x 7'01" (3.38m x 2.16m)

Suite comprising a low level wc; pedestal wash hand basin; bidet; shower enclosure fitted with a mains shower; part tiled walls; U.P.V.C double glazed window with deep sill to front.

OUTSIDE

Integral Garage with Pitch Roof

Gardens are present to the front and rear. The walled front garden has a block paved driveway providing ample parking. The good sized southerly facing rear garden has a patio area with an electric awning and is laid to lawn with well established borders containing mature trees, bushes and shrubs. There is a brick built summer house with power and light. An iron staircase leads to a railed balcony overlooking the delightful gardens.

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 **







FLOORPLAN & EPC



Measurements are approximate
Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

