



Ravensbank Farm  
Formby, L37 0AE

£1,250,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

COUNTRY CHARM and MODERN CONVENIENCE. A true MASTERPIECE of design and craftsmanship, this home was meticulously created by our clients in 2016/2017.

Set upon an EXPANSIVE PLOT of 1.1 acres, this property effortlessly marries the tranquillity of a SEMI-RURAL LANDSCAPE with the allure of CONTEMPORARY LIVING. Privacy, space, and a captivating BORROWED LANDSCAPE define this property.

As you approach the property, electric gates gracefully reveal a sweeping driveway, beckoning you to pause and soak in the grandeur of both the house and its lush surroundings. The sheer scale of the gardens is awe-inspiring, offering a serene backdrop that seamlessly blends with the architectural elegance.

Stepping over the threshold, the mark of IMPECCABLE CRAFTSMANSHIP is evident throughout. The interiors seamlessly fuse modern sensibilities with functional design. The heart of the home is a sprawling OPEN-PLAN KITCHEN and LIVING SPACE, designed to foster togetherness during family gatherings and to cater to the joys of entertaining friends.

For moments of quiet relaxation, the LOUNGE provides a cosy evening retreat, while the tastefully appointed DINING ROOM sets the stage for cherished holiday celebrations, like Christmas Day.

Catering to the demands of contemporary lifestyles, a dedicated HOME OFFICE space ensures productivity without compromise. Practicality is embraced with a thoughtfully designed CLOAKROOM and UTILITY ROOM, seamlessly integrating convenience into everyday living.

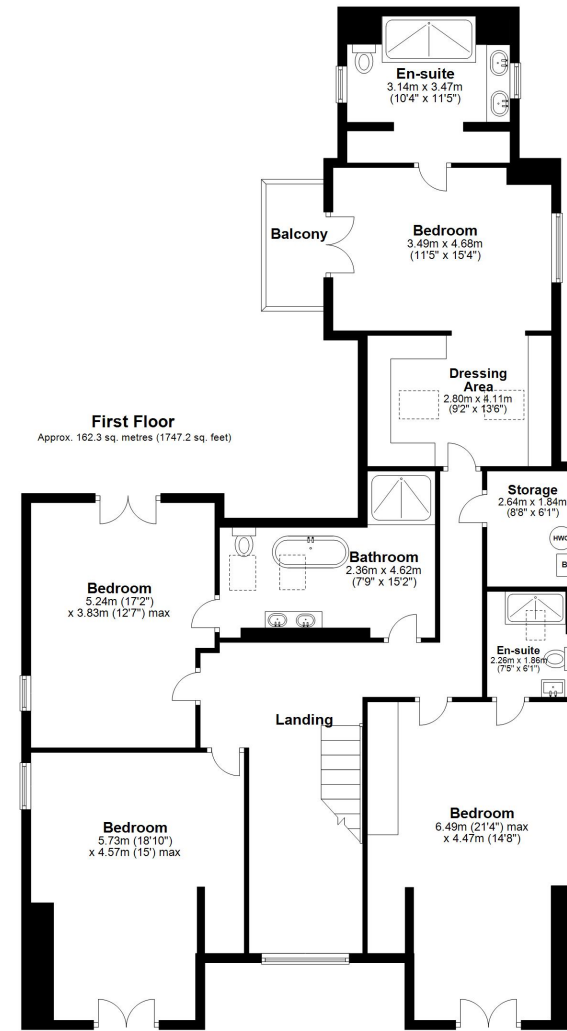
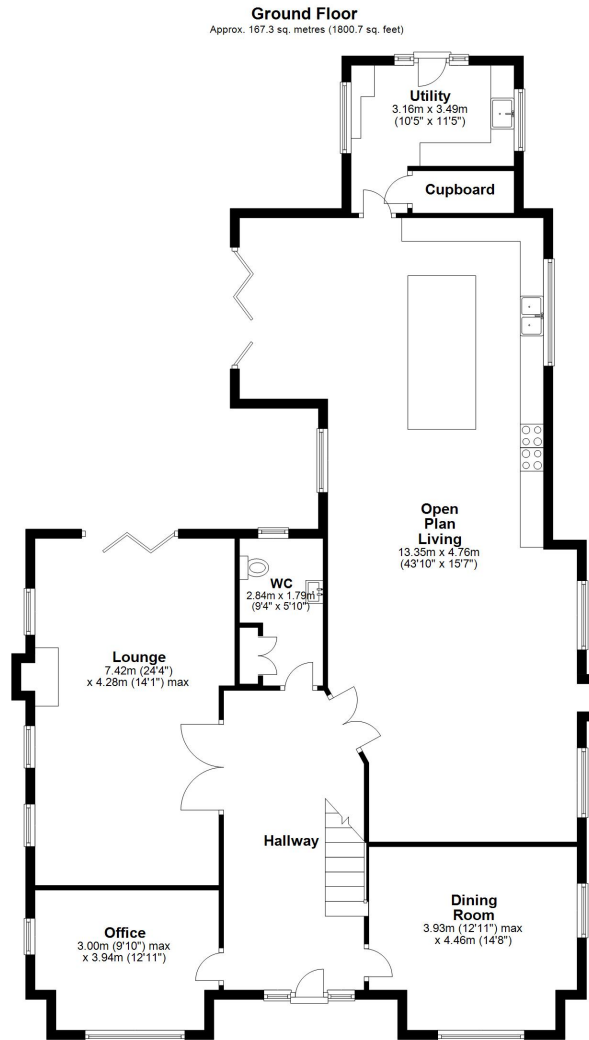
Ascending the staircase, you'll discover FOUR GENEROUSLY PROPORTIONED BEDROOMS, each a haven of comfort. A shared family BATHROOM serves the needs of the household, while the MAIN BEDROOM is enhanced by a DRESSING AREA and a luxurious EN-SUITE, creating a private sanctuary within the home. The EN-SUITE GUEST BEDROOM adds a sense of luxury and comfort.

As you venture OUTSIDE, the landscaped grounds unfold in all their magnificence. The positioning of the house on the plot maximizes the beauty of its surroundings, with gardens that seem to embrace the residence. The synergy between architecture and nature is nothing short of breathtaking.

In summary, this standout property transcends words and must be experienced first-hand to be truly appreciated. The seamless fusion of country charm and modern luxury is an ode to refined living. Arrange a viewing today and embark on a journey to uncover the lifestyle that awaits in this extraordinary residence.







Total area: approx. 329.6 sq. metres (3548.0 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>	87	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

