



Corner Cottage, Southport
Road, Formby, L37 7EW

Offers Over £450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A CHANCE TO OWN A PIECE OF FORMBY HISTORY

This enchanting cottage, dating back to the 18th century, stands as a proud testament to Formby's rich heritage. Once the sole property on Shorlicars Lane, now Southport Road, it occupies a notable position in the town's history.

Lovingly renovated and transformed into a beautiful home, the current owner has overseen the restoration with an exquisite eye for detail and style. The quintessential cottage charm and elegance pervades every corner of this delightful abode.

INVITING SPACES

The entrance porch, with its cozy seating area, provides the perfect spot to remove your shoes and coat before stepping inside. Beyond the porch, you are welcomed into the lounge, which seamlessly flows into the sitting room. The kitchen is thoughtfully divided into two distinct areas: the kitchen/utility room, designed as a practical workspace, and the kitchen/diner, which offers stunning views across the garden, ideal for entertaining.

COMFORT AND CONVENIENCE

The main bedroom and shower room are conveniently located on the ground floor, perfect for those seeking single-level living. Upstairs, you will find three additional bedrooms and a WC.

ENCHANTING GARDENS

The cottage gardens further embody the prevailing charm of the property. This wonderful space invites you to garden, potter about, or simply enjoy the fine weather with a refreshing G&T in hand. The double garage and off-road parking are a further bonus.

RECENT ENHANCEMENTS INCLUDE:

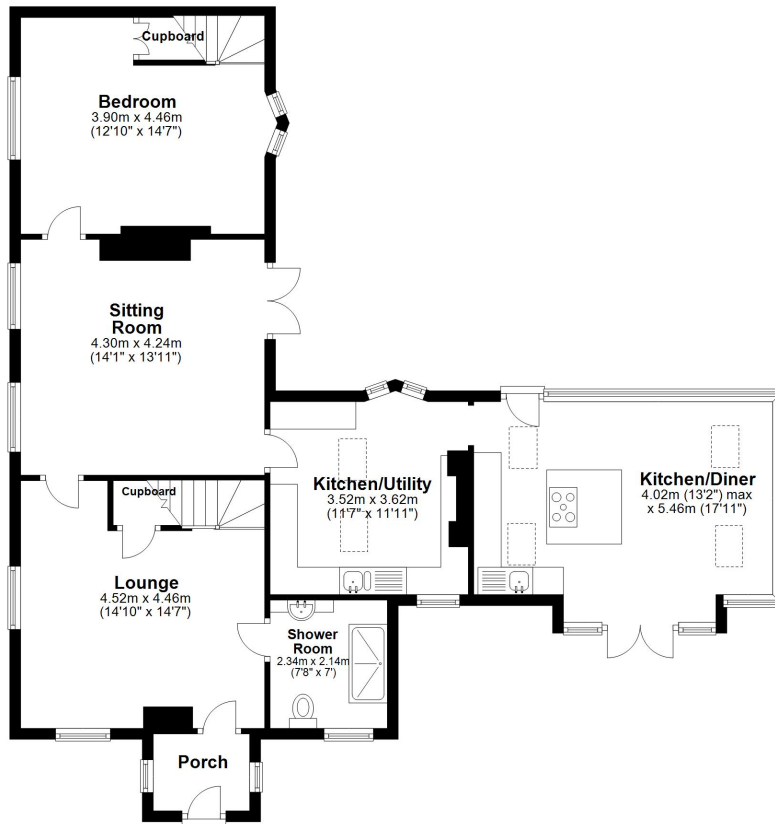
- New roof
- New Worcester boiler
- New kitchen
- New shower room and WC
- New alarm system
- Plantation shutters





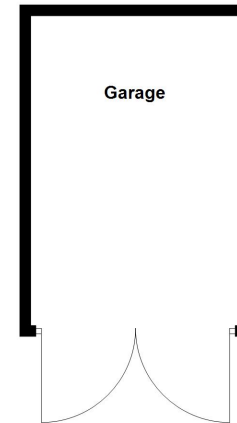
Ground Floor

Approx. 120.7 sq. metres (1299.1 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 178.2 sq. metres (1917.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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

