



**Golf Cottage, Montagu Road, Formby, Liverpool, Merseyside.
L37 1LB**

£2,200,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION...This is truly a hidden gem which is nestled amidst the tranquil embrace of a lush golf course and towering pine trees, offering an unparalleled sense of serenity and privacy. From every angle the property offers enchanting vistas of Formby golf course and sprawling manicured lawns stretching as far as the eye can see (approx 2.5 acres). The property holds a unique appeal that can capture the hearts of various individuals including equestrian enthusiasts, nature lovers and families.

This stunning three double bedroom detached cottage is bathed in natural light with its expansive windows and bi-folding doors throughout the property, Each room is thoughtfully designed with ample space, offering a seamless flow between living areas, from the inviting kitchen open to a living/dining room to the airy bedrooms all with ensuite shower rooms, this bright and spacious cottage is a sanctuary of comfort and relaxation.

This idyllic location is accessed via a private National Trust unadopted road and is convenient for Freshfield railway station, local shops, Formby Golf club, local schools, Formby village with all its amenities and the pinewoods nature reserve and beach is a stones throw away.

FEATURES

- SECLUDED SOUGHT AFTER LOCATION IN FRESHFIELD WITH PRIVATE ACCESS
- STUNNING DETACHED COTTAGE SET IN APPROX 2.5 ACRES
- SPACIOUS KITCHEN OPEN TO A FAMILY/DINING AREA WITH PANORAMIC VIEWS
- BOOT ROOM/LAUNDRY ROOM
- STUDY WITH BI-FOLDING DOORS OVERLOOKING GARDENS
- PRIMARY BEDROOM WITH DRESSING ROOM & LUXURY EN-SUITE SHOWER ROOM
- TWO FURTHER ENSUITES & LUXURY FAMILY BATHROOM
- THREE DOUBLE BEDROOMS
- SEPTIC TANK/OIL FIRED HEATING/PRIVATE DRAINAGE & WATER
- BEAUTIFUL EXTENSIVE GARDENS/PADDOCK /AMPLE PARKING



ROOM DESCRIPTIONS

Bright and Spacious Entrance Hall with Roof Lantern

'Roc' double opening doors; under floor heating to entrance vestibule; built in linen store; built in cloaks cupboard with light.

Boot Room

Roof lantern; open to ...

Laundry Room

12' 04" x 8' 02" (3.76m x 2.49m) Excellent range of white high gloss storage units; cupboard housing a gas heating boiler and cylinder; integrated refrigerator and freezer; single sink unit with mixer tap; plumbing for an automatic washing machine and space for a tumble dryer; door accessing gardens.

Superb Kitchen with Roof Lantern open to a Dining/Family Area

39' 11" x 23' 11" (12.17m x 7.29m) Four sets of bi-folding doors open onto the side and rear patio area overlooking Formby Golf course and the delightful gardens; excellent range of wall, base and pan drawer units incorporating two larder units, integrated tall refrigerator and tall freezer and 'Miele' dishwasher; wine chiller; two 'Neff' self cleaning ovens, microwave, steam oven and two warming drawers; sink unit with a 'Quooker' boiling and filter water tap and waste disposal unit; centre island with a four ring induction hob and a 'downdraft' extractor fan, breakfast bar; under floor heating; roof lantern with recess lighting.

Study

15' 04" x 10' 01" (4.67m x 3.07m) Built in furniture to include two desks units and storage cupboards; bi-folding doors opening onto the rear heated patio area and overlooking the beautiful lawns.

Primary Bedroom

20' 10" x 13' 06" (6.35m x 4.11m) Bi-folding doors open onto the rear patio area and gardens; open to....

Luxury Ensuite Shower

Suite comprising a large walk-in shower; contemporary wash hand basin with drawers below and a mirror above; wall hung wc with concealed flush; built in storage cabinet; heated towel rail; tiled walls; tiled flooring with under floor heating.

Dressing Room

17' 00" x 11' 09" (5.18m x 3.58m) Built in units with hanging rails, drawers and shelving; double glazed window .

Bedroom No. 2

17' 07" x 12' 00" (5.36m x 3.66m) Built in wardrobes with hanging rails and shelving; double glazed double opening patio doors leading onto the rear garden.

Ensuite Shower with WC

Suite comprising a low level wc; wash hand basin with drawer below; shower enclosure fitted with a mains shower attachment; tiled walls and flooring; ladder style heated towel



ROOM DESCRIPTIONS

Bedroom No. 3

12' 06" x 10' 04" (3.81m x 3.15m) (excluding door well) Built in wardrobes with hanging rails and shelving; loft access; double glazed patio doors leading onto the rear gardens.

Luxury Family Bathroom

9' 07" x 7' 00" (2.92m x 2.13m) Suite comprising a bath with centre taps and a hand held shower attachment; low level wc; wash hand basin with mixer taps and drawers below, two full length windows; part tiled walls and flooring.

OUTSIDE

Garden Room/ Office

Gardens

Electric gates lead to a long wide block paved driveway providing parking for numerous vehicles with well stocked borders containing a selection of shrubs , bushes and plants..

Expansive lawns stretch out on either side, a carpet of lush greenery that invites leisurely strolls or outdoor gatherings with views across Formby golf course and the pinewoods. The entire setting exudes a sense of serenity, offering a sanctuary where one can retreat from the hustle and bustle of everyday life.

PLEASE NOTE

Property Disclaimer

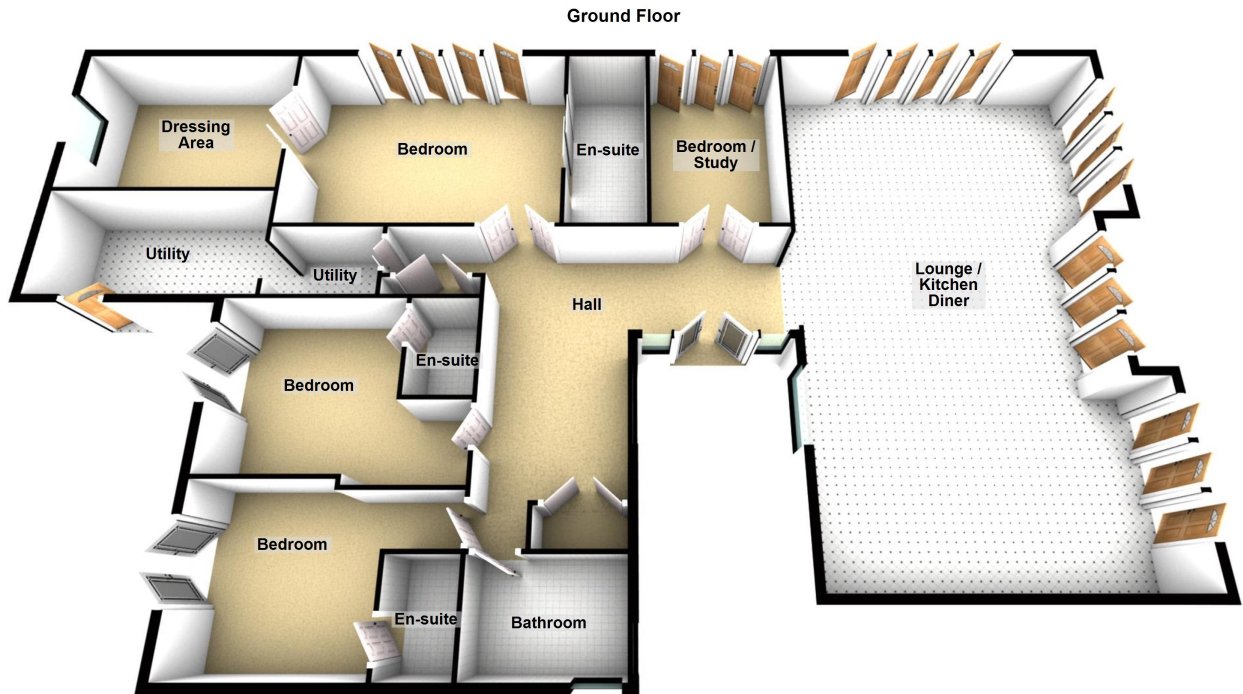
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

