



Shireburn Road,
Freshfield, L37 1LR

£2,900,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Seldom does a property of such quality, style and imagination come to the market, and we are absolutely delighted to have been selected to showcase this award-winning property.

This magnificent home was constructed in 2015 and the RIBA awards jury at the time, commented

“the resultant villa is essentially modernist, but with subtle undertones of Scandinavia with an uncanny sense of ‘home’ provided by the client within an architecturally geometric framework.” They went on to say this was “...an elegant and flowing house of generous proportions that is unexpectedly unpretentious.”

High praise indeed, reflecting the elegant design of Shedkm architects, in collaboration with the owners, and we couldn't agree more! Shedkm refer to this as a ‘house for an art lover’ and we believe this perfectly captures the look and feel of the property.

As you approach the property via the private, tree-lined road, you will arrive at the secluded gated plot and glimpse the Iroko clad upper floors, which are in contrast to the stone garden wall, softened with carefully considered planting.

Once within these walls, you will be struck by the generous driveway and beautifully landscaped gardens surrounding the property, lending an air of tranquillity & privacy.

The ground floor spaces are defined by a series of interconnecting white painted brick walls with full height glazing between. The plan of the house and arrangement of these walls, divides the garden into four quadrants, each with a different theme.

The gallery flows into adjoining spaces with paintings carefully positioned in each. These spaces have strong connections to formal and informal garden areas.

The upper level, a timber-clad volume with screened windows and carved out balconies, contains the family's private quarters and includes bathrooms lit only from above.

The use of louvres, white-washed brick and polished concrete establishes a set of flexible living spaces, expansively configured across two floors, accessed by a grand staircase beneath the skylight-covered atrium.

The property is served with all the modern facilities a discerning buyer would expect, from the roof-mounted solar panels, to the wind source heat pump powered underfloor heating and the mechanical ventilation heat recovery system which helps maintain a stable climate all year round.

With its flexible open plan living space, cinema room and gym, this property needs to be viewed to fully appreciate the scale and quality offered.

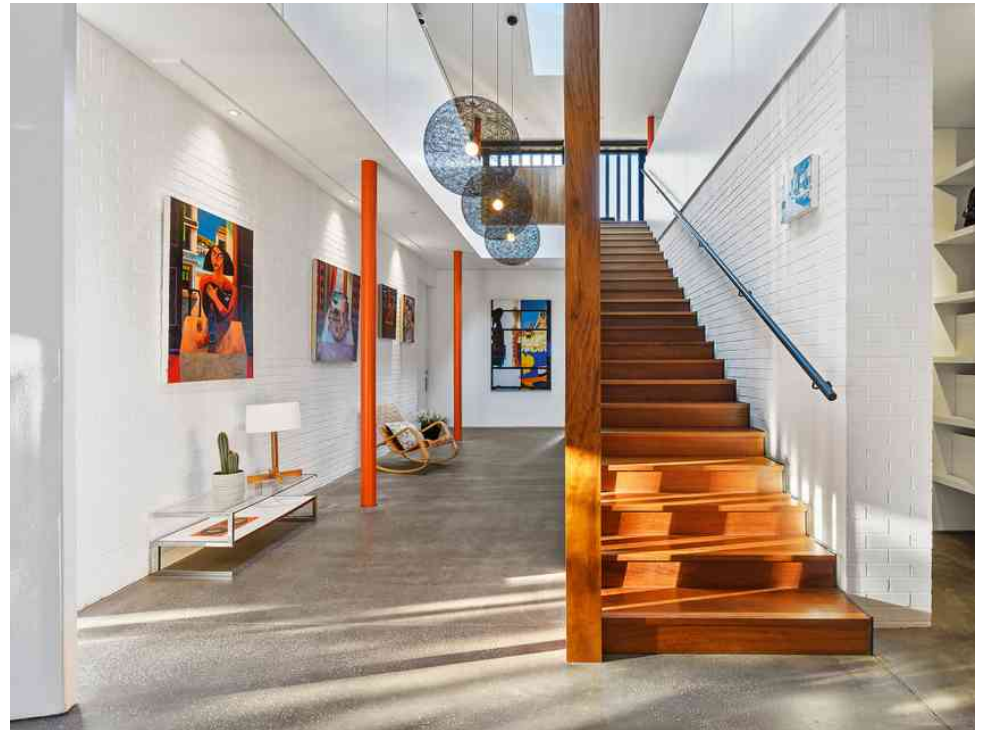
A large garden wraps the plan and allows the boundary between inside and out to blur, throughout the year.

For those familiar with this distinguished area of Formby, you will be more than aware that Shireburn Road is considered as one of the very best addresses in a much sought after area. For those new to our beautiful corner of the North West, you will find an area rich in environmental diversity. There are extensive pine woodlands and rolling sand dunes, not forgetting the beautiful unspoiled beaches of Formby point, all of which are part of the National Trust.

Anthony Gormleys acclaimed “another Place” is but a short drive away and the new owners will be able to enjoy all the benefits of living in relatively close proximity to Liverpool City Centre, including restaurants, retail and cultural opportunities, including theatres and museums. Whereas Formby Village is both friendly & welcoming, rife with restaurants, artisan shops & wine bars. There is even a Waitrose!

There are also many options when it comes to schooling in the area, including excellent state schools and private schools such as the well known and highly regarded Merchant Taylors Boys and Girls.

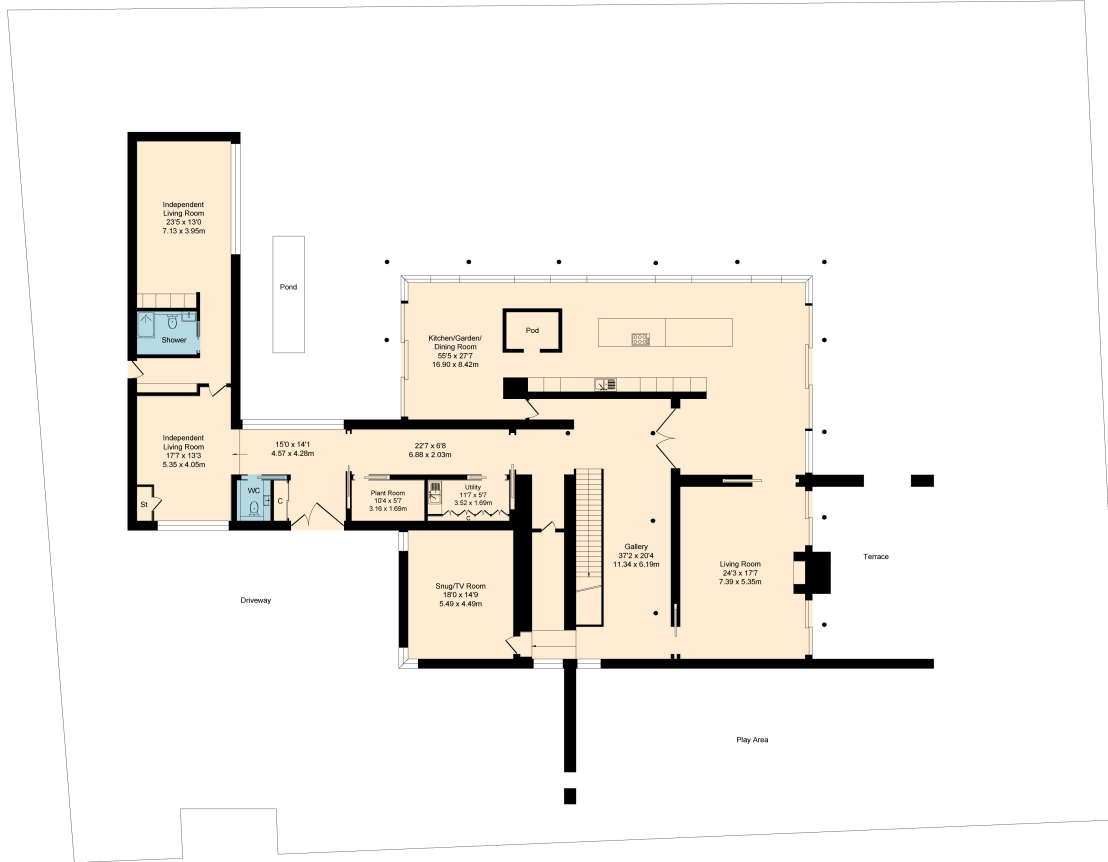




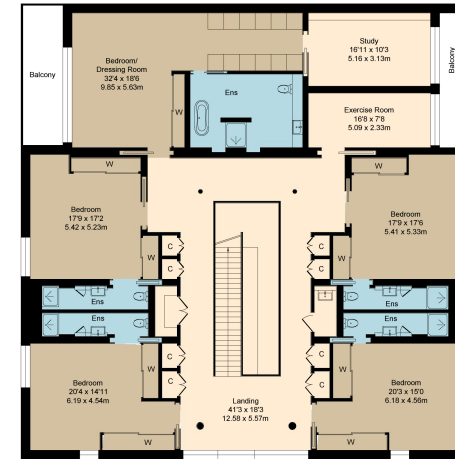
Shireburn Road, Formby

Total Approx. Floor Area 7475 Sq.ft. (694.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 3968 Sq.Ft (368.6 Sq.M.)



First Floor
Approx. Floor Area 3507 Sq.Ft (325.8 Sq.M.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		82	82

EU Directive 2002/91/EC

