



32 Victoria Road, Formby, Liverpool, Merseyside. L37 7DD

Offers Over £1,500,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this Victorian detached house which is a rare gem and one of only a handful remaining in the area.

This stunning property seamlessly blends period features with modern luxury, boasting a grand reception hall, three entertaining rooms with high ceilings and ornate plasterwork providing ample space for entertaining guests or relaxing with family. The bespoke hand made kitchen opens onto an impressive garden room with bi-folding doors to the rear garden creating a light and airy space perfect for outdoor entertaining. To the first floor there are three double bedrooms, luxury family shower room and study including a luxurious primary bedroom with period style en-suite bathroom with freestanding claw foot bath and double opening French doors to balcony. The second floor features two further double bedrooms, wet room and a superb cinema room complete with projector, large screen, bar area and ample seating making this an ideal space for movie nights with friends.

The property occupies an enviable position with its stunning façade which is sure to impress and grand entrance with beautiful detailing, parking to the front for several vehicles and private gardens to the rear which provide a sense of seclusion and privacy.

Situated in one of the most sought after locations in the North West, close to The National Trust Nature Reserve and Beach, Freshfield railway station, Formby Golf, Cricket, Hockey and Tennis clubs and a short distance away from Formby village with its variety of fine restaurants and trendy wine bars, independent shops and supermarkets.

Schooling is also well catered for at both primary and secondary levels, with a number of popular schools close by. Private schools in the area include St.Marys Crosby and Merchant Taylors girls and boys school.

Overall, this is a truly unique property which offers a perfect blend of period charm and modern luxury making it a must see for those looking for a special family home.



ROOM DESCRIPTIONS

Enclosed Vestibule

Double opening glazed storm doors; tiled floor.

Spacious 'L' Shaped Split Level Reception Hall

Original door with leaded light and coloured glass panes and leaded light side panels.; parquet flooring.

Cloakroom/W.C.

10' 2" x 4' 2" (3.10m x 1.27m) Suite comprising period style wash hand basin; low level W.C.; tiled walls; tiled floor; glazed window to side.

Front Entertaining Room

15' 9" x 16' 8" (4.80m x 5.08m) Splayed bay window to front fitted with double glazed sash windows; feature carved mahogany fireplace with open grate; parquet flooring.

Family Room

15' 9" x 14' 9" plus corner bay (4.80m x 4.50m) Feature corner bay fitted with double glazed sash windows; double glazed sash window to front; oak fireplace surround with cast iron interior and tiled hearth and fitted with living flame coal effect gas fire; panelled walls to dado height; parquet flooring.

Dining Room

15' 9" x 14' 4" (4.80m x 4.37m) Splayed bay to side fitted with double glazed sash windows; original glazed door to rear; feature fireplace with over mantel, cast iron interior and tiled hearth.

Superb Kitchen

15' 2" x 11' 9" (4.62m x 3.58m) Range of bespoke solid wood base, wall and drawer units; granite working surfaces; space for range style cooker with extractor canopy over; illuminated china cupboards; centre island incorporating an inset stainless steel sink with mixer tap; integrated wine cooler; plumbing for automatic dishwasher; integrated refrigerator and freezer; solid African red wood flooring.

Superb Garden Room

21' 0" x 13' 7" (6.40m x 4.14m) U.P.V.C. double glazed windows; vaulted ceiling fitted with two Velux windows; double glazed bi-folding doors opening onto rear terrace; solid African red wood flooring.

Laundry Room

13' 5" x 7' 1" (4.09m x 2.16m) Base and wall units; U.P.V.C. framed double glazed door to rear; glazed window to side; single drainer stainless steel sink unit with mixer tap; space for American style refrigerator/freezer; plumbing for automatic washing machine; vented for tumble dryer; wall mounted gas heating boiler.

Turned Staircase To First Floor

Spacious Split Level Landing

Primary Bedroom

15' 9" x 19' 8" into bay (4.80m x 5.99m) Splayed bay to front fitted with double glazed sash windows; two feature leaded light arch windows to side.



ROOM DESCRIPTIONS

Luxury En-Suite Bathroom/Shower Room

9' 2" x 14' 5" (2.79m x 4.39m) Suite comprising original claw foot bath; large walk-in shower compartment with mains fitment, fixed head rainmaker and hand held shower attachment; period style wash hand basin; low level W.C. with high level cistern; three period style radiators; tiled floor; tiled walls to dado height; U.P.V.C. framed double glazed window to side with obscure glass; U.P.V.C. framed double glazed, double opening French doors to balcony with cast iron balustrade and tiled floor.

Bedroom No. 2

15' 9" x 14' 9" (4.80m x 4.50m) Feature corner bay to side fitted with double glazed sash windows; double glazed sash window to front.

Bedroom No. 3

21' 4" x 11' 10" reducing to 7'7" (6.50m x 3.61m) Two U.P.V.C. framed double glazed windows to rear; feature leaded light arch window to rear.

Study

6' 6" x 10' 7" (1.98m x 3.23m) Double glazed sash window to front.

Luxury Family Shower Room

9' 7" x 10' 8" (2.92m x 3.25m) Large walk-in tiled shower with mains fitment, fixed head rainmaker and hand held shower attachment; pedestal wash hand basin; part tiled/ part panelled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Second Floor

Bedroom No. 4

15' 2" x 10' 7" maximum dimensions (4.62m x 3.23m) U.P.V.C. framed double glazed window to side.

Bedroom No. 5

9' 2" x 11' 3" (2.79m x 3.43m) U.P.V.C. framed double glazed window to side.

Wet Room

Suite comprising mains shower with fixed head and hand held shower attachment; wall mounted wash hand basin; wall hung W.C. with concealed cistern; tiled walls; tiled floor; extractor.

Cinema Room

22' 9" x 21' 9" (maximum dimensions) (6.93m x 6.63m) Full cinema surround sound with HD 3D 4K projector with a 2.7metre remote control screen; bar area and ample seating.

Outside

Large Detached Garage With Pitched Roof

Gardens

The stunning gardens are a particular feature. To the front garden the property is accessed via double opening wrought iron gates leading to a curved block paved driveway with central feature lamp post providing ample parking for several vehicles and borders containing established trees, shrubs and bushes. The enclosed secluded rear garden features a raised porcelain tiled terrace which is perfect for outdoor entertaining, raised deck with hot tub which is covered by a timber gazebo with tiled roof, bar area, extensive lawn with borders containing established trees, shrubs and bushes.

PLEASE NOTE

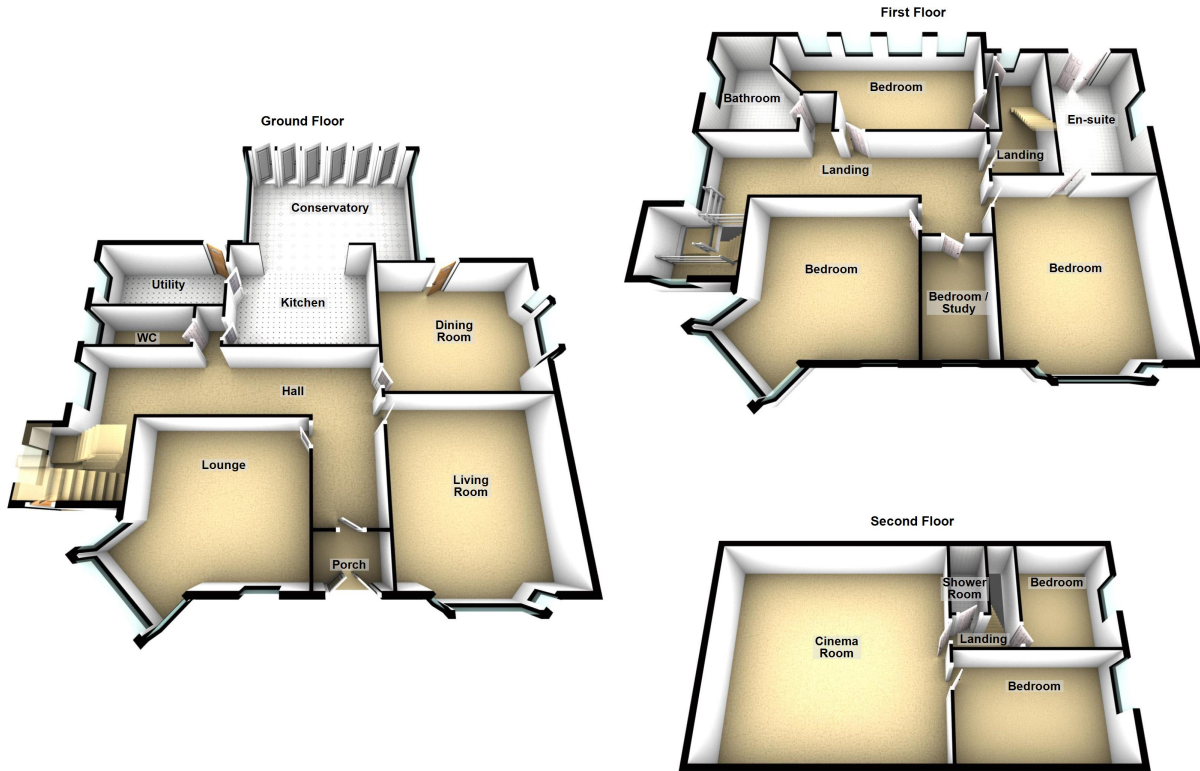
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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

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	55	69
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

