



11 Argarmeols Road, Formby, Liverpool, Merseyside. L37 7BU

£2,195,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this stunning detached house which was newly built in 2017 and boasts approximately 7000 sq ft of living accommodation over three floors. The property features a combination of classic architectural elements featuring elegant facades with intricate detailing and large inviting windows allowing natural light to flood the interior. Spacious rooms with high ceilings and an open floor plan create a seamless flow between living areas.

This opulent gated property exudes grandeur and exclusivity and boasts a grand entrance hall, formal dining and living spaces, a bespoke open plan kitchen which combines the kitchen, family room and dining room into a seamless multifunctional area. SIX generously sized bedrooms each designed with high-end finishes and providing ample space, the primary suite is a retreat of its own complete with dressing room and luxury en-suite facilities. Additional features include a home cinema, gymnasium and westerly facing landscaped rear garden with spa providing an ideal entertaining area. The property's gated entrance ensures security and privacy.

Situated in a highly sought after location within close proximity to some excellent schools, transport links ensuring easy access to the city centre and airport, and a stones throw away from Formby Golf Club and The National Trust Pinewoods Nature Reserve and Beach.

FEATURES

- NO ONWARD CHAIN
- APPROXIMATELY 7000 SQ FT OF LIVING SPACE
- HIGHLY REGARDED SOUGHT AFTER LOCATION
- SIX DOUBLE BEDROOMS
- FULLY FURNISHED
- BESPOKE FITTED KITCHEN/FAMILY/DINING ROOM
- HOME CINEMA & GYMNASIUM
- PRIMARY SUITE WITH DRESSING ROOM & EN-SUITE BATHROOM/SHOWER ROOM
- TWO FURTHER EN-SUITE & JACK & JILL TO FIRST FLOOR
- 2ND FLOOR SHOWER ROOM
- LANDSCAPED WESTERLY FACING REAR GARDEN WITH JACUZZI
- DOUBLE GARAGE
- ARMED & CCTV SYSTEM



ROOM DESCRIPTIONS

Entrance Hall with Roof Light

Bespoke solid oak door; spindled staircase to first floor; limestone flooring; understairs storage cupboard.

Cloakroom/W.C.

Contemporary suite comprising low level W.C.; circular wash hand basin in vanity unit with cupboards below; limestone flooring.

Formal Entertaining Room

23' 9" x 17' 10" (7.24m x 5.44m) Double glazed box bay window to front; double glazed window to side; feature stone fireplace surround.

Study

11' 11" x 8' 5" (3.63m x 2.57m) Double glazed windows to front; limestone flooring.

Rear Entertaining Room

18' 9" x 17' 10" (5.71m x 5.44m) Feature slate wall incorporating log burning stove; double glazed bi-folding doors opening onto the westerly facing rear patio area and jacuzzi; solid oak sliding doors to:-

Stunning Kitchen open to Family Lounge open to Dining Area

53' 6" x 16' 7" reducing to 16'07" (16.31m x 5.05m) Bespoke units with quartz worktops; double oven; integrated dishwasher; larder refrigerator and freezer; four oven Aga; twin belfast sinks with mixer taps; wine store and wine cooler; centre island with quartz worktop and moulded sink with mixer tap; pan drawers and breakfast bar; limestone flooring; full length windows with bi-folding doors to rear garden and patio area; door to garage.

First Floor

Spacious Galleried Landing

Floor to ceiling windows overlooking rear garden; three feature 'stained glass' windows to front; stairs to 2nd floor; spacious linen store; double opening doors to:-

Primary Bedroom

17' 10" x 14' 11" (5.44m x 4.55m) Vaulted ceiling with oak beams; feature fire surround fitted with a log effect gas fire; full length double glazed windows overlooking rear garden.

Luxury En-Suite Bathroom/Shower Room

Suite comprising contemporary twin wash hand basins in vanity unit with drawers below; freestanding bath with centre tap and handheld shower attachment; low level W.C.; spacious shower enclosure with jacuzzi' shower; tiled floor.

Stunning Dressing Room

16' 0" excluding recess x 15' 10" to wardrobe (4.88m x 4.83m) Excellent range of wardrobes; dressing table with 'Hollywood' mirror above; centre island with glass top and a drawers below; double glazed box bay window to front.

Bedroom No. 2

15' 10" x 14' 4" (4.83m x 4.37m) Double glazed window to front; feature wood panelled wall.

En-Suite Shower Room

Suite comprising low level W.C.; wash hand basin in vanity unit with cupboard below; shower enclosure fitted with mains shower; chrome heated towel rail; tiled floor; opaque double glazed window to side.

Bedroom No. 3

14' 1" x 12' 4" maximum dimensions (4.29m x 3.76m) Double glazed window to front; built in wardrobes.



ROOM DESCRIPTIONS

En-Suite Bathroom/Shower Room

Suite comprising low level W.C.; wash hand basin in vanity unit with mixer tap; shower enclosure with mains fitment; oval shaped bath with centre taps; chrome heated towel rail; part tiled walls; tiled floor.

Bedroom No. 4

21' 5" x 12' 10" (into door recess) (6.53m x 3.91m) Double glazed window to rear; built in wardrobes and drawer units.

Jack & Jill En-Suite Shower Room

Suite comprising low level W.C.; contemporary wash hand basin in vanity unit with mixer tap; large shower enclosure with mains fitment; chrome heated towel rail; tiled walls; tiled floor; door to:-

Bedroom No. 5

14' 11" x 12' 7" (to wardrobe) (4.55m x 3.84m) Double glazed window to rear; built in wardrobes and drawer units; feature wood panelled wall.

Laundry Room

Base units with granite worktop; single stainless steel sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; part tiled walls; tiled floor; double glazed opaque window to side.

Second Floor

Bedroom No. 6

24' 6" x 14' 7" (7.47m x 4.45m) (maximum dimensions) Full length double glazed window to rear; fitted wardrobes and drawer units.

Shower Room with W.C.

Suite comprising low level W.C.; wash hand basin in vanity unit with mixer tap; shower enclosure; chrome heated towel rail; part tiles walls; Velux window.

Cinema Room

14' 7" (sloping ceiling) x 14' 3" (maximum dimensions) (4.45m x 4.34m) Built in unit; two Velux windows.

Outside

Double Garage

Two electronically controlled doors; wall mounted Worcester gas heating boiler.

Landscaped Front Garden

Walled and accessed via electronically controlled gates leading to large sweeping driveway providing ample parking.

Landscaped Rear and Side Gardens

Westerly facing rear garden laid to lawn with extensive patio area with jacuzzi and borders containing 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 **







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