



2b Piercefield Road, Formby, Liverpool, Merseyside. L37 7DQ

£1,800,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This stunning six bedroom architectural designed house spans over three floors showcasing a blend of modern and classic elements, offering ample family space with luxury, style and comfort.

The house stands on a generous plot and boasts numerous bespoke features throughout including an open plan kitchen that seamlessly blends with the lush gardens through the bi-fold doors, equipped with high-end appliances, custom cabinetry and an expansive island with a seating area plus three formal living rooms which exude elegance with their plush furnishings and a temperature controlled wine cabinet.

Further features include a Primary suite which is a sanctuary of luxury, featuring a lounge which opens onto a private balcony overlooking the garden, a dressing area with custom storage solutions and a lavish en-suite bathroom. Five additional double bedrooms with four en-suites, each uniquely decorated with ample closet space span over two floors.

The meticulously landscaped south facing rear garden featuring a decking area and pool is a sun drenched oasis which has been thoughtfully designed to blend functionality, offering a seamless flow between different zones.

Situated in a prime location in Formby which is a stones throw away from Formby village with its wide variety of trendy wine bars, restaurants, coffee shops and independent shops. There is also an excellent choice of local schools, golf and sports clubs within easy reach.

## FEATURES





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

15' 07" x 9' 01" (4.75m x 2.77m)

#### Front Entertaining Room

19' 11" x 16' 02" (6.07m x 4.93m)

#### Front Dining Room

19' 06" x 15' 02" (5.94m x 4.62m)

#### Kitchen Open to Family/Dining Area

30' 09" x 14' 06" (9.37m x 4.42m)

#### Rear Entertaining Room

30' 02" x 16' 02" (9.19m x 4.93m)

#### Steam Room

#### Boot Room

#### First Floor

#### Landing

#### Laundry Room

#### Primary Bedroom

16' 10" x 14' 04" (5.13m x 4.37m)

#### Dressing Room

16' 11" x 15' 05" (5.16m x 4.70m) (maximum dimensions)

#### Sitting Area /Study

13' 06" x 13' 05" (4.11m x 4.09m)

#### Ensuite Bath/Shower Room

13' 11" x 8' 09" (4.24m x 2.67m)

#### Bedroom No. 2

#### En-suite Shower Room

#### Bedroom No. 3

15' 09" x 13' 03" (4.80m x 4.04m)

#### En-Suite Shower Room

#### Dressing Room

#### Second Floor

#### Landing

#### Bedroom No. 4

19' 05" x 16' 11" (5.92m x 5.16m)

#### Bedroom No. 5

18' 11" x 17' 02" (5.77m x 5.23m) (maximum dimensions)

#### Wash Room

#### Bedroom No. 6

13' 11" x 12' 01" (4.24m x 3.68m)

#### Family Bathroom

15' 01" x 10' 05" (4.60m x 3.17m) (maximum dimensions)

#### Outside

#### Landscaped Gardens with pool

#### 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

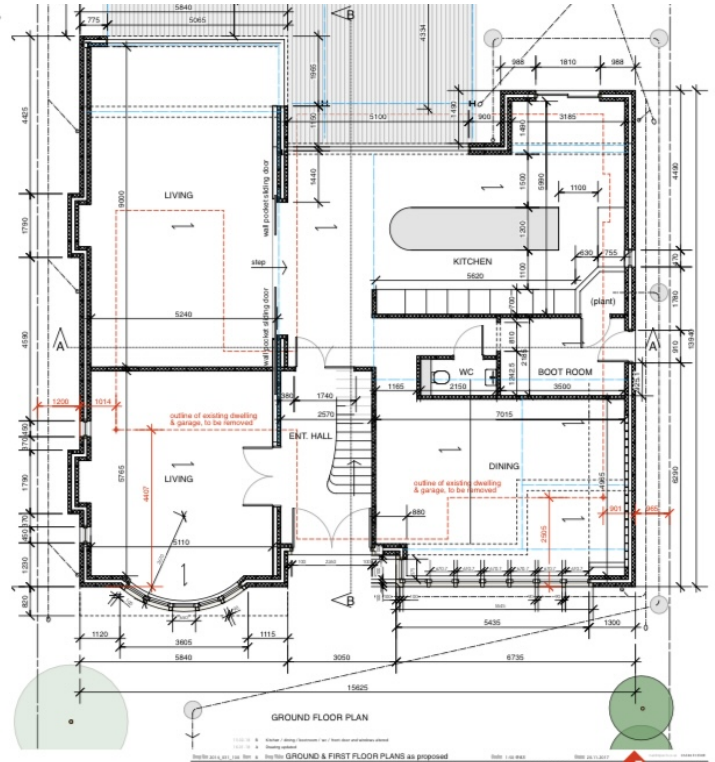
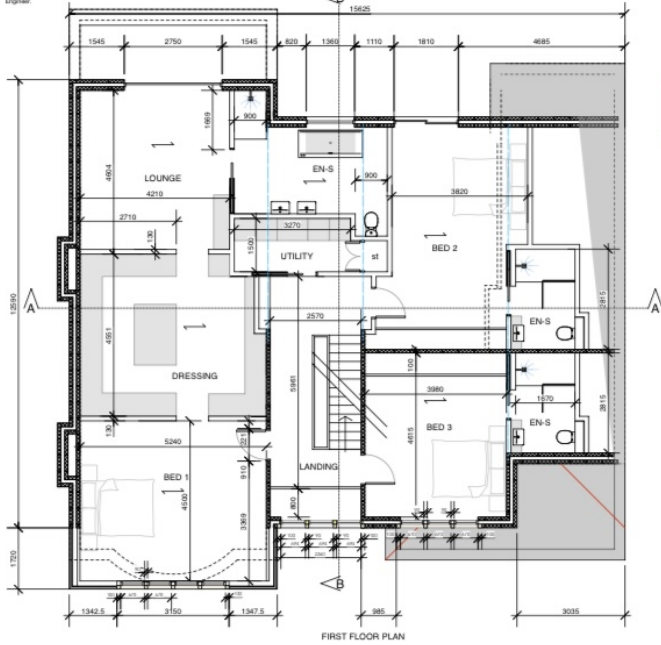
As B1 for purposes. Do not leave any areas of the site open or accessible at any time or otherwise when the site is not operational.  
 These plans to comply with BS5588 and with Part K of the Building Regulations. Maximum riser 220mm, minimum going 220mm. Floor not to exceed 40 degrees. The width and length of every landing should be at least one and one half times the width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Minimum 2.0m headroom measured vertically above path of stairs and landings.  
 Handrail on staircase to be 900mm above the girthline. Guarding to be a minimum 1000mm high and non-climbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

150mm thick walls, 75mm or 100mm vapour control layer on 150mm plywood on floor. To provide full 200mm minimum height on 75 x 225mm or 100mm joists or 400mm C16 Construction 11-joist @ 0.15m/c20.

Provide lateral restraint where joists not parallel to walls. Roof joists to be spaced to match with 1000mm x 200mm x 20mm galvanneal mild steel straps for other approved in compliance with BS EN 14511 at max 2.0m centres. Straps to be taken across minimum of 3 joists and built into walls.

Non-slip tile and appropriate hand, or exterior grade bottom or exterior steps over to provide a level top for 200mm high covering composite decking - SMART BOARD or similar - self-finish/finish coat.

Foot base / foundations to structural engineers design & calculations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

