



6 Shireburn Road, Formby, Liverpool, Merseyside. L37 1LR

£2,950,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Welcome to this truly exceptional stand alone architect-designed detached house which offers an unparalleled living experience in this much sought after location.

Inside the property exudes luxury and sophistication with high-end finishes and bespoke features throughout, expansive living spaces have been designed for both relaxation and entertainment. The state of the art kitchen complete with butlers pantry is a culinary enthusiasts dream, meticulously designed with cutting-edge Miele appliances and luxurious finishes, sleek custom built cabinets and a spacious island serves as the focal point and sets the stage for gourmet meals and entertaining in style.

Further features include five luxury bedroom suites spanning over including a stunning primary suite with dressing room and stunning ensuite bathroom/shower room. Outside the meticulously landscaped gardens offer both privacy and tranquillity.

Situated in a highly sought after location literally on the doorstep of The National Trust Pinewoods Nature Reserve. The property is also conveniently situated for numerous local amenities including Formby Village where there is a wide variety of trendy wine bars, coffee bars, restaurants and independent shops. There is an excellent choice of schools both at primary and secondary level and private schools in the area include Merchant Taylors girls and boys schools and St.Marys in Crosby.

Transport links include Formby and Freshfield railway stations with direct links to Liverpool and Southport and RAF Woodvale is accessible for private flying.

FEATURES

- ARCHITECTURALLY DESIGNED DETACHED HOUSE BUILT IN 2015
- SOUGHT AFTER LOCATION CLOSE TO FORMBY GOLF LINKS
- LOUNGE, TV ROOM AND SUN ROOM
- STUNNING OPEN PLAN KITCHEN
- CINEMA/GAMES ROOM
- GYMNASIUM
- PRIMARY SUITE WITH DRESSING ROOM, EN-SUITE BATHROOM/SHOWER ROOM AND BALCONY
- FIVE FURTHER BEDROOMS (FOUR WITH EN-SUITE FACILITIES)
- LANDSCAPED GARDENS WITH HOT TUB
- GATED ACCESS AND AMPLE PARKING



ROOM DESCRIPTIONS

Entrance Hall

37' 02" x 13' 04" (11.33m x 4.06m) An imposing and bright entrance with access to all ground floor living spaces.

Lounge

24' 02" x 17' 04" (7.37m x 5.28m) With floor to ceiling windows overlooking the patio terrace area, this delightful space has an inset log fire.

Open Plan Dining Area

27' 08" x 19' 06" (8.43m x 5.94m) With floor to ceiling opening windows overlooking the gardens.

Stunning Kitchen

Beautifully fitted with large central breakfast and dining bar made by Leicht Kitchens in an oak and contrasting white finish and Miele integrated appliances.

Sun Room

13' 11" x 19' 07" (4.24m x 5.97m) A peaceful room overlooking the Japanese style terrace through floor to ceiling glass.

Utility and Butlers Pantry

Useful storage and utility facilities.

TV Room

17' 10" x 14' 08" (5.44m x 4.47m) Built in media wall and open log fire.

Inner Hall

Useful floor to ceiling built in storage cupboards.

Cloakroom

Wash hand basin and low level W.C.

Gymnasium

18' 02" x 13' 03" (5.54m x 4.04m)

Shower Room

Cinema/Games Room

23' 04" x 12' 11" (7.11m x 3.94m) Newly refurbished with wall mounted screen, bar area and floor to ceiling windows providing access and views over the beautiful terrace.

First Floor Landing

Impressive staircase with wood slat features and cleverly designed storage space to the perimeter walls.

Primary Bedroom

18' 05" x 14' 01" (5.61m x 4.29m) With sliding patio doors onto the balcony which provides lovely views over the private garden; passageway of built in wardrobes leading to:-

Dressing Room

16' 10" x 10' 03" (5.13m x 3.12m) With balcony to front elevation.

Luxurious En-Suite Bathroom/Shower Room

16' 03" x 9' 09" (4.95m x 2.97m)

Bedroom No. 2

14' 11" x 14' 09" (4.55m x 4.50m) With two walls of built in wardrobes; floor to ceiling picture windows overlooking the rear garden.

En-Suite Shower Room

Bedroom No. 3

14' 11" x 14' 09" (4.55m x 4.50m) With two walls of built in wardrobes.

En-Suite Shower Room

Bedroom No. 4

15' 06" x 17' 04" (4.72m x 5.28m) With two walls of built in wardrobes.

En-Suite Shower Room

Bedroom No. 5/Study

16' 08" x 7' 08" (5.08m x 2.34m) Currently used as a study.

Bedroom No. 6

14' 10" x 17' 02" (4.52m x 5.23m) With two walls of built in wardrobes and floor to ceiling windows.

En-Suite Shower Room

Outside

Gardens

Gated access provides parking for several vehicles. Surrounded to three sides by delightful landscaped gardens with terraces and hot tub area.

COUNCIL TAX BAND - H

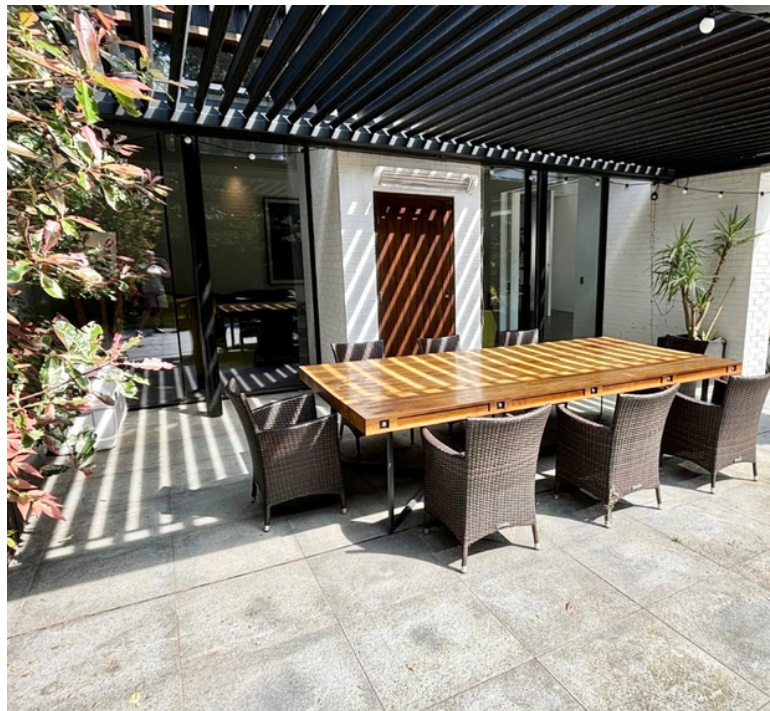
EPC RATING - B

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 **







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(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	EU Directive 2002/91/EC	