



Barkfield Avenue,
Formby, L37 3JH

£1,800,000

SM

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Nestled down a quiet leafy lane, this STRIKING PROPERTY proudly commands attention, RESTING MAJESTICALLY on a GENEROUSLY SIZED PLOT measuring 0.33 of an acre. Tucked away behind gates, it offers PRIVACY and SECLUSION, shielding its elegance from prying eyes.

Beyond the gates lies a STUNNING RESIDENCE, encompassing approximately 5,000 sq ft of UNPARALLELED LUXURY and CONTEMPORARY STYLE meticulously crafted by its current owners over the past decade. Offered CHAIN-FREE, this home presents an enticing opportunity for new owners seeking refined living.

As you step across the threshold, prepare to be captivated by the GRAND RECEPTION HALL, setting the tone for the remarkable features within. The DINING ROOM, with its commanding presence and views over the rear garden, exudes elegance. The rear SITTING ROOM offers a luxurious retreat, while the FRONT RECEPTION exudes a chic New York BAR VIBE, perfect for entertaining friends. A dedicated HOME OFFICE caters to modern lifestyles.

At the heart of the home lies the OPEN-PLAN KITCHEN, seamlessly extending the entertainment space with BI-FOLDING DOORS, creating a haven for gatherings with loved ones. The addition of a pancake hot plate adds a playful touch to the culinary experience.

Upstairs, the opulence continues with a MAIN SUITE boasting a DRESSING ROOM and EN-SUITE. TWO GUEST ROOMS each feature their own EN-SUITES, alongside TWO ADDITIONAL BEDROOMS sharing a family BATHROOM. A further bedroom, currently configured as a CINEMA ROOM, offers versatility to adapt to the occupants' needs.

The EXPANSIVE GARDENS provide a tranquil retreat, enclosed for privacy and seclusion.

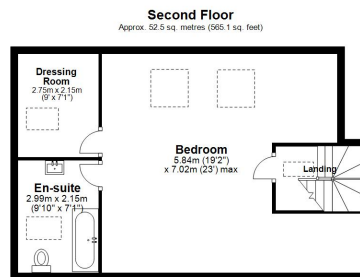
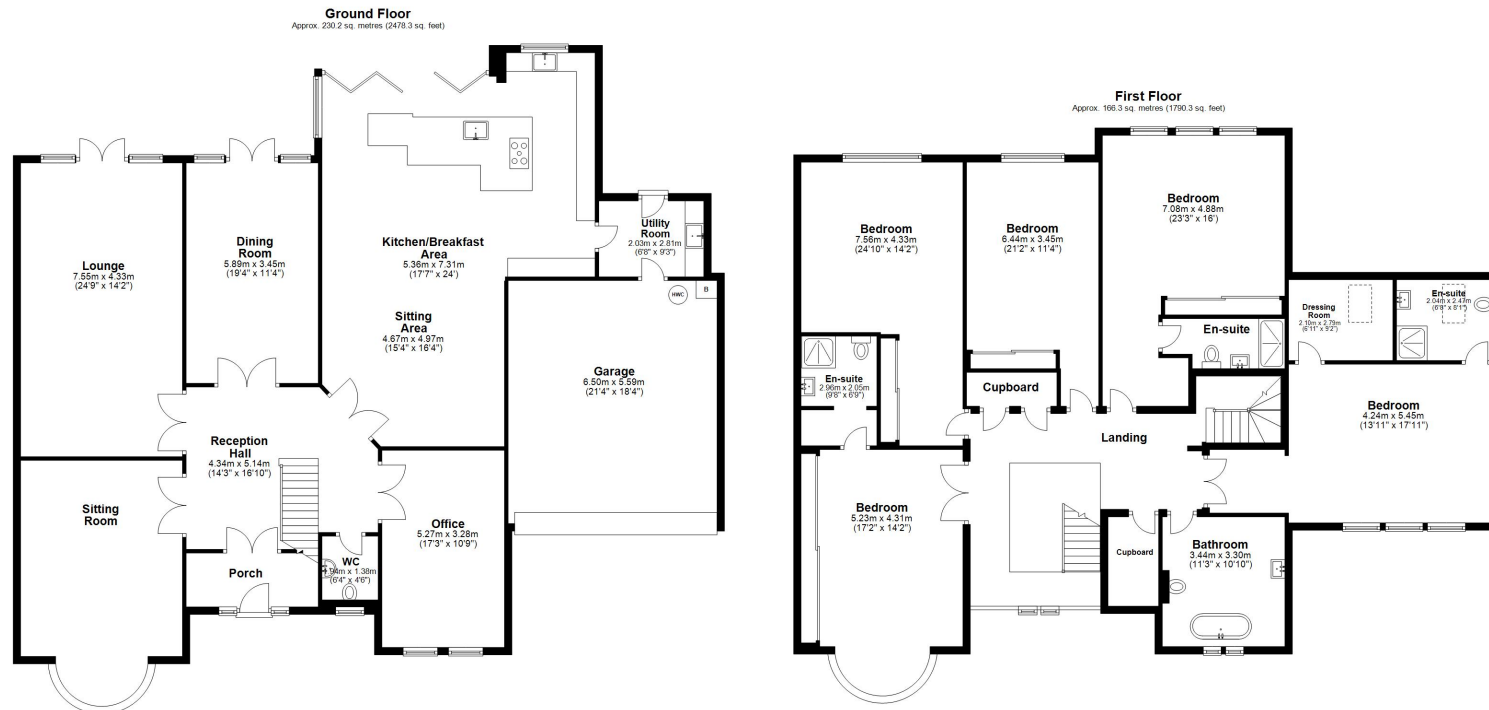
Security is paramount, with installed cameras and a monitored alarm system ensuring peace of mind. Integral surround sound, heating controlled via a Nest system, and Control 4 home automation enhance the comfort and convenience of modern living.

Prepare to be dazzled as you explore this remarkable property, where luxury and sophistication await at every turn.









Total area: approx. 449.1 sq. metres (4833.8 sq. feet)

Plan produced using PlanUp.

