



**19 Barton Heys Road, Formby, Liverpool, Merseyside. L37 2EY**

**£1,200,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

An exceptional opportunity to acquire this beautifully remodelled four bedroom detached family home, superbly positioned in a sought after location in Formby with rare open aspect and expansive, uninterrupted views across farmland and fields. From the moment you step into the entrance hall, you are welcomed by elegant design and high quality finishes, including an oak and glass balustrade staircase that adds a contemporary touch of luxury. Ground floor highlights include an impressive open plan kitchen/ dining/ family room featuring full width bifold doors that seamlessly connect to the rear garden, flooding the space with natural light and showcasing those stunning views. A media/family room offering cosy evenings in or entertaining, a study for home working, a home gymnasium for convenience and a generous double bedroom with a spacious ensuite and dressing room is perfect for guests or multi-generational living. The first floor offers three double bedrooms, all of which benefit from stylish bifold windows framing stunning views over surrounding fields. Two of the bedrooms enjoy a dressing room and ensuite bath/shower room, plus a luxury modern family bathroom serving the guest room. A south facing landscaped rear garden designed for relaxation and entertaining, complete with porcelain tiled patio area with gas-fuelled firepit, beautifully kept lawns and a garden room/ studio with decked area - the perfect spot to unwind and enjoy the open outlook. A double gated in-out driveway and integral garage with charging point provide ample off road parking. This property combines modern luxury, versatile living spaces and superb views - making it a truly rare find. EARLY VIEWING ADVISED

## FEATURES

- ENVIABLE LOCATION WITH FANTASTIC OPEN VIEWS TO THE REAR
- EXTENSIVELY REMODELLED & REFURBISHED TO A HIGH SPECIFICATION
- STUNNING BESPOKE KITCHEN OPEN TO A SOUTHERLY FACING FAMILY/DINING AREA WITH BI-FOLDS & DUAL FUEL LOG BURNER
- MEDIA / FAMILY ROOM & STUDY
- GYMNASIUM & BOOT ROOM/LOG STORE
- FOUR DOUBLE BEDROOMS ( ONE TO GROUND FLOOR)
- 3 DRESSING ROOMS/3 EN-SUITES & FAMILY BATHROOM
- LANDSCAPED SOUTHERLY REAR GARDEN WITH A GARDEN ROOM/STUDIO
- GARAGE WITH ELECTRICALLY CONTROLLED DOOR
- DOUBLE GATED IN-OUT DRIVEWAY



## ROOM DESCRIPTIONS

### Spacious & Bright Entrance Hall

Composite entrance door with opaque windows to side; turned oak staircase with glass balustrade; 'Karndean' flooring; built in cloaks cupboard with double opening doors; illuminated display shelving.

### Shower Room with WC /Utility Room

9' 08" x 7' 09" (2.95m x 2.36m) Suite comprising a low level wc; shower enclosure fitted with a mains shower; wash hand basin in a vanity unit; tiled walls and flooring; plumbing for an automatic washing machine; space for a tumble dryer; U.P.V.C framed double glazed window.

### Study

U.P.V.C framed double glazed window to side; 'Karndean' flooring; cupboard housing a wall mounted gas heating boiler; door to garage.

### Stunning Kitchen open to a Family/Dining Area

22' 01" x 13' 00" (6.73m x 3.96m) Excellent range of bespoke base, wall and pan drawer units with 'Granite' working surfaces; integrated 'Bosch' coffee machine and microwave. wine cooler fridge; walk in pantry; space for an American style refrigerator and 'Rangemaster' cooker with extractor hood above; island with 'Granite' working surface incorporating an integrated dishwasher, pull out waste/recycle bin; breakfast bar with storage units; 'Karndean' flooring; open to.....

### Family / Dining Area

29' 00" x 11' 10" (8.84m x 3.61m) Bi folding doors open onto the delightful south facing landscaped gardens with beautiful open views; feature fire surround with 'Granite' mantel and hearth housing a dual fuel log burner; 'Karndean' flooring.

### Family/Media Room

17' 11" x 13' 11" (5.46m x 4.24m) Two U.P.V.C framed double glazed windows to side; media wall unit with open shelving; mood lighting.

### Boot Room

Fitted storage benches; broom and high level cupboards; 'Karndean' flooring; door to...

### Log Store

Door accessing the rear garden.

### Ground Floor Bedroom

14' 01" x 12' 04" (4.29m x 3.76m) U.P.V.C framed double glazed window to front; 'LVT' flooring.

### Walk in Dressing Room

Built in wardrobes, shoe racks and illuminated open shelving.

### Ensuite Shower Room

Suite comprising a large walk in shower fitted with a mains shower; low level wc; contemporary wash hand basin in a vanity unit; ladder style heated towel rail; built in vanity unit with mirror above; U.P.V.C framed double glazed opaque window.

### Gymnasium

12' 08" x 11' 00" (3.86m x 3.35m) Bi folding doors opening onto the rear patio; 'LVT' flooring; wall mounted mirrors to one wall.

## FIRST FLOOR

### Landing

Galleried landing with glass balustrade; feature high level window.

### Primary Bedroom

17' 07" x 14' 10" (5.36m x 4.52m) Bi folding window with open views across farmland.

### Dressing Room

Range of fitted wardrobes with mirrored doors.



## ROOM DESCRIPTIONS

### Ensuite Bathroom with WC

10' 00" x 6' 05" (3.05m x 1.96m) Suite comprising a low level wc; freestanding claw foot bath with centre taps and hand held attachment; wash hand basin in a vanity unit; dressing/vanity table; ladder style heated towel rail; part tiled walls.

### Bedroom No. 2

29' 09" x 15' 10" (9.07m x 4.83m) Bi folding window overlooking the southerly facing rear garden and farmland.

### Dressing Room

Built in hanging rails, illuminated shelving and drawers.

### Ensuite Shower Room with WC

Suite comprising a low level wc; shower enclosure with mains shower; wash hand basin in a vanity unit; dressing/vanity unit; ladder style heated towel rail; tiled walls; U.P.V.C framed double glazed window to front

### Bedroom No. 3

12' 06" x 11' 10" (3.81m x 3.61m) Bi folding window to rear; built in wardrobes with mirrored doors.

### Family Bathroom with WC

Suite comprising a low level wc; wash hand basin in a vanity unit; panelled bath fitted with a mains shower above and shower screen; 'Velux' window.

## OUTSIDE

### Gardens

The gated low walled front garden has a block paved driveway providing ample off road parking. The delightful enclosed south facing rear garden is a rarity in Formby enjoying an open aspect overlooking fields. An extensive porcelain tiled patio features a firepit, along with a separate composite decked area making it an ideal space for entertaining or relaxing.

### Workshop/Bike Store

### Garden Room / Studio

17' 08" x 15' 09" (5.38m x 4.80m) Two sets of bi folding doors plus a U.P.V.C framed double glazed sliding patio door opening onto a composite decked area; fitted storage units; mood lighting.

### Garage

Electronically controlled up and over door; power and light; car point charger.

## 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 \*\*

## NOTE

Council Tax Band F

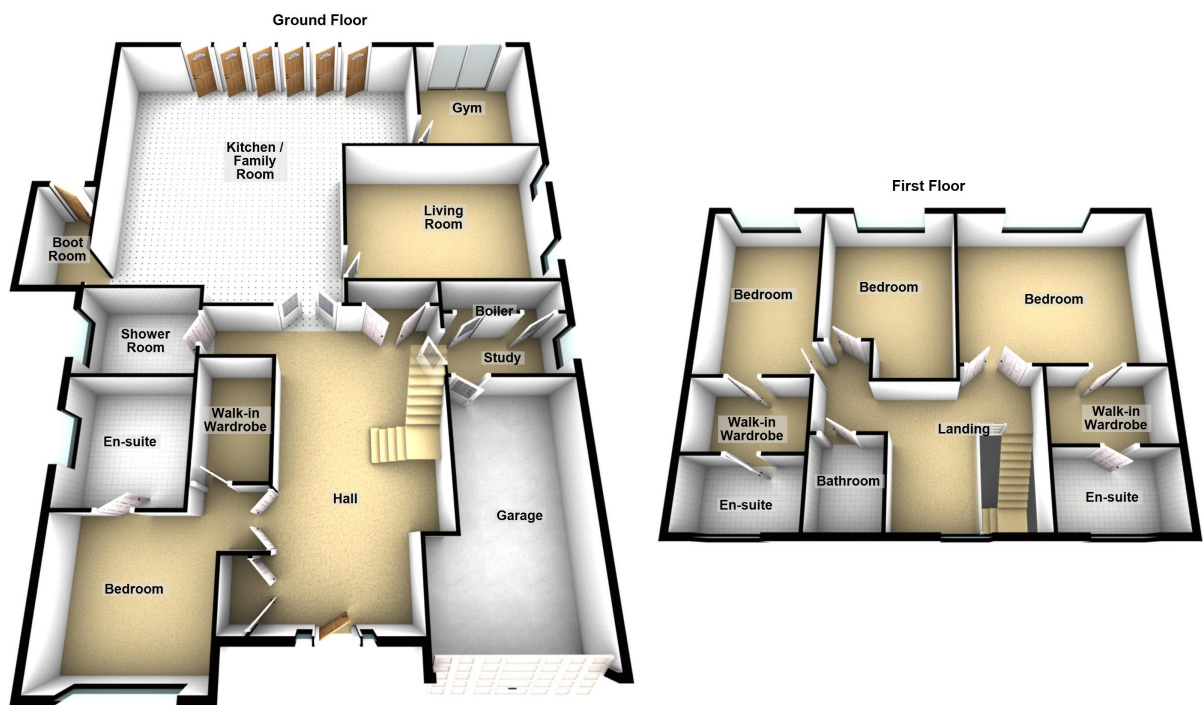
EPC Rating C







FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.  
**19 Barton Heys Road, Formby**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(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