



Barton Heys Road,
Formby, L37 2EY

£625,000

SM

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ESTATE AGENT

Nestled in a highly sought-after locale with effortless access to the picturesque Hightown path and serene coastal walks leading to the Beach, this imposing EDWARDIAN HOME exudes timeless charm and has been lovingly cherished by its current custodians for nearly four decades.

Stepping through the threshold, one is immediately enveloped in an aura of warmth and care that permeates every corner of this distinguished abode. The GRAND ENTRANCE HALL, adorned with solid Oak flooring that extends gracefully throughout the ground floor, imparts a sense of opulence and quality craftsmanship.

The FRONT LOUNGE beckons with its inviting ambience, providing the perfect sanctuary to unwind and rejuvenate after a bustling day. Meanwhile, the DINING ROOM sets the stage for cherished gatherings and festive celebrations, offering ample space to host memorable feasts with loved ones.

The HEART OF THE HOME, the bespoke DINING KITCHEN, is a culinary haven boasting meticulously crafted wood cabinets, complemented by sumptuous granite work surfaces and integrated Neff appliances. Adjacent, the UTILITY ROOM stands as a testament to practicality, functioning as a secondary culinary workspace, a true workhorse in its own right.

Convenience meets functionality with the addition of a DOWNSTAIRS SHOWER ROOM with WC, catering effortlessly to the needs of a dynamic household.

Ascending the staircase reveals FOUR GENEROUSLY PROPORTIONED DOUBLE BEDROOMS and a FAMILY BATHROOM. The front bedroom, graced with a charming BALCONY basking in the sun-drenched SOUTH-FACING aspect, presents an ideal setting for a tranquil HOME OFFICE, offering inspiring vistas and natural light throughout the day.

Venturing to the second floor, a FIFTH BEDROOM awaits, appealing to older children or guests seeking privacy and seclusion.

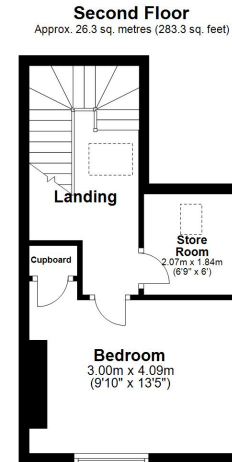
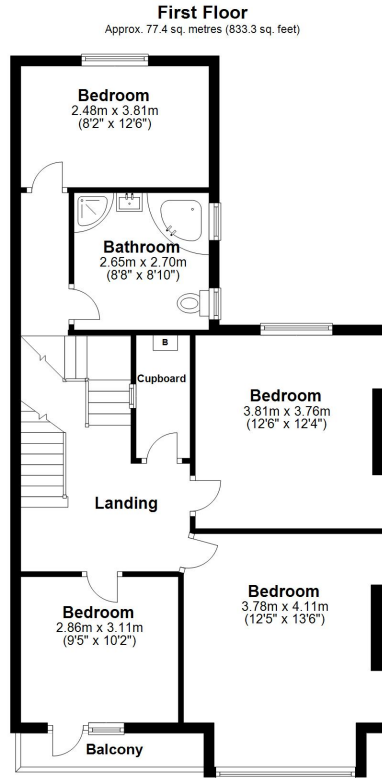
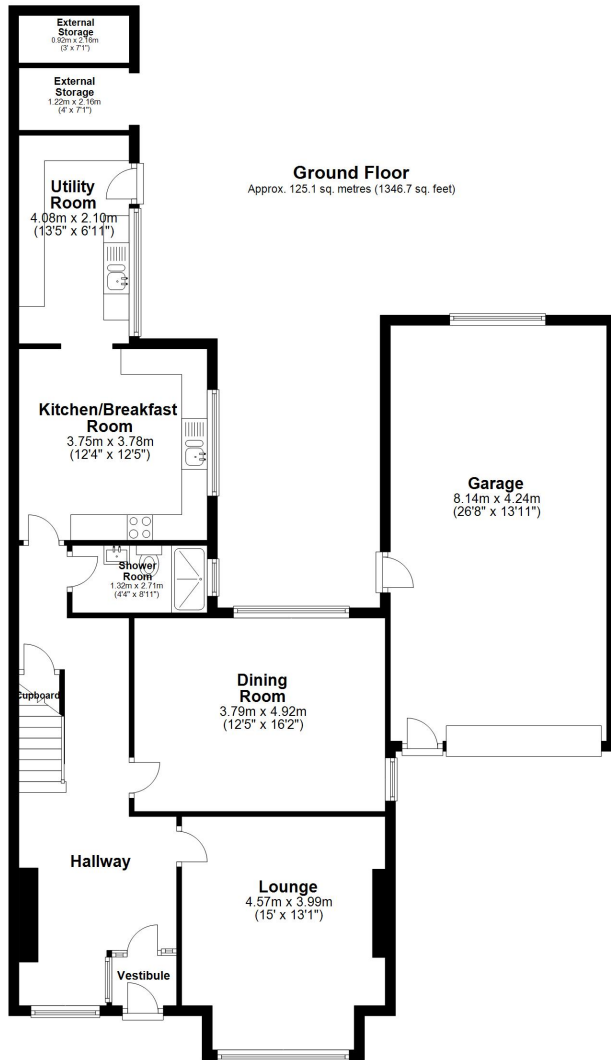
Outside, ample OFF-ROAD PARKING and a spacious DOUBLE GARAGE, equipped with an electric roller door, ensure convenience and security for vehicles.

The REAR GARDEN, a verdant oasis, has been a source of joy for the homeowners over the years, providing a picturesque backdrop for summer soirées and al fresco dining. Complete with a pergola, lighting, and power outlets, the outdoor space extends its allure well into the evening hours.

To experience the unparalleled charm and elegance of this magnificent property firsthand, schedule your viewing today by calling 01704 516 626.







Total area: approx. 228.9 sq. metres (2463.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	56	
(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	

