



1 Long Lane, Formby, Liverpool, Merseyside. L37 3QQ

£1,295,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This stunning detached property boasts a modern architectural design and has undergone a full programme of refurbishment and modernisation combining modern luxury with practical living, offering ample family space and comfort.

Inside the property exudes luxury and sophistication with high end finishes and bespoke features throughout, the expansive living spaces which extend to approximately 4000 square feet have been designed for both relaxation and entertainment. The stunning kitchen is a culinary enthusiasts dream, meticulously designed with cutting edge appliances to include induction hob, oven and microwave, dishwasher, American style refrigerator/freezer, hot and filtered water tap, waste disposal, sleek custom built cabinets and a spacious island with waterfall edge serves as a focal point and sets the stage for gourmet meals and entertaining in style with bi-folding doors opening onto the superb garden room.

Further features include a private study, formal dining room opening to family room, gymnasium/games room with sauna and steam room. The first floor is accessed via a solid ash staircase with glass balustrades and here you will find FOUR spacious bedrooms three of which have luxury en-suites. The second floor primary suite is a true retreat, featuring a lounge area, bedroom with Velux roof balcony, dressing room and spa-like en-suite bathroom with twin wash hand basins, two person jacuzzi tub and walk-in rain shower.

Outside the property stands in grounds extending to approximately one third of an acre with a southerly facing rear garden, mature trees and hedges provide both privacy and tranquillity with Swimspa and hot tub area and outdoor kitchen which is fully wired and plumbed with sink, barbecue, pizza oven, seating and dining areas perfect for outdoor dining and entertaining.

Situated in a private gated location which is a stones throw away from Formby Village with its vibrant atmosphere and wide variety of trendy wine bars, restaurants, coffee shops and independent shops. There is also an excellent choice of schools at primary and secondary level and private schools in the area include Merchant Taylors girls and boys schools and St. Marys in Crosby.

FEATURES



ROOM DESCRIPTIONS

Ground Floor

Hall

19' 5" x 8' 6" (5.92m x 2.59m)

Study

11' 4" x 10' 3" (3.45m x 3.12m)

Dining Room

13' 10" x 10' 8" (4.22m x 3.25m)

Lounge

17' 11" x 13' 11" (5.46m x 4.24m)

Kitchen

29' 0" x 13' 8" (8.84m x 4.17m)

Garden Room

34' 0" x 21' 3" (10.36m x 6.48m)

Laundry Room

7' 4" x 6' 4" (2.24m x 1.93m)

Games Room/Gymnasium

19' 0" x 16' 8" (5.79m x 5.08m)

Sauna

6' 10" x 5' 5" (2.08m x 1.65m)

Steam Room

First Floor

Landing

Bedroom

17' 11" x 12' 0" (5.46m x 3.66m)

En-Suite Shower Room

Bedroom

17' 0" x 10' 4" (5.18m x 3.15m)

En-Suite Shower Room

Bedroom

16' 8" x 10' 7" (5.08m x 3.23m)

En-Suite Shower Room

Bedroom

13' 11" x 8' 3" (4.24m x 2.51m)

Second Floor

Sitting Area

21' 11" x 21' 11" (6.68m x 6.68m)

Luxury En-Suite Bathroom/Shower Room

Bedroom

13' 0" x 12' 8" (3.96m x 3.86m)

Dressing Room

13' 0" x 8' 8" (3.96m x 2.64m)

Outside

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 **



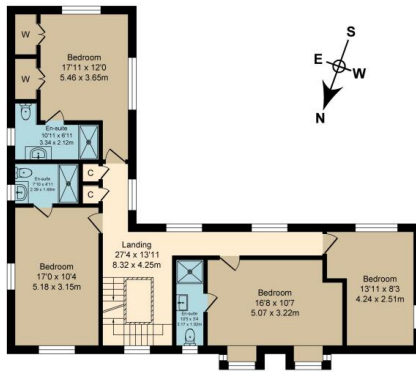
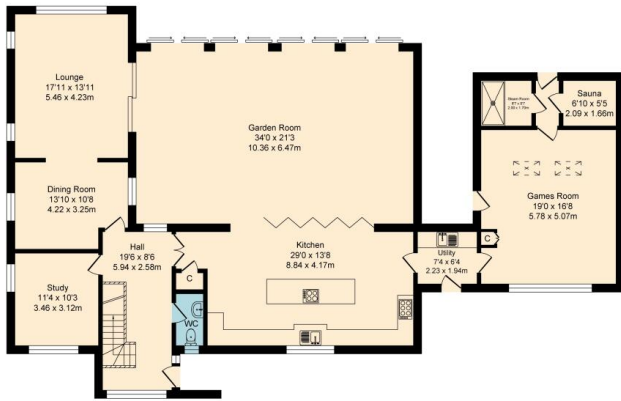




FLOORPLAN & EPC

Long Lane, Formby
 Total Approx. Floor Area 4347 Sq.ft. (403.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

