



Pineridge, Lifeboat Road, Formby. L37 2EB

Freehold P.O.A.

FOR SALE



PROPERTY DESCRIPTION

Welcome to Pineridge a truly exceptional stand alone property featuring fine craftsmanship with a blend of modern and traditional architectural elements, set within extensive walled grounds in this private location and accessed via double opening electric gates leading to an extensive driveway and underground garage. With an overall square footage in excess of 10,000 square feet this luxury property is the epitome of refined living in a discreet and secure setting.

Inside the property exudes luxury and sophistication with high-end finishes and bespoke features throughout, the grand foyer with feature limestone staircase exudes elegance and sophistication, 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 brand new Miele appliances and luxurious finishes, sleek custom built cabinets and spacious island with waterfall edge serves as the focal point and sets the stage for gourmet meals and entertaining in style.

Further features include a private study, separate laundry room and six luxury bedroom suites spanning over two floors including a stunning primary suite with bespoke 'Mark Wilkinson' dressing room and lavish ensuite bathroom with jacuzzi tub and separate shower.

The lower ground floor features a home cinema with bar, massage room and an impressive eight car garage with turntable allowing for effortless manoeuvring and ensuring convenience and security for the homeowner's vehicle collection.

Outside Pineridge boasts sprawling grounds extending to approximately 0.9 of an acre with meticulously landscaped gardens offering both privacy and tranquillity. There is a large walled terrace with seating area which is perfect for outdoor dining and entertaining, superb swimming pool complex and guest/staff lodge. The property is also installed with a sophisticated Control 4 home automated system serving light, music, heating systems, CCTV and entry system ensuring that privacy and security are paramount at all times.

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.



ROOM DESCRIPTIONS

Ground Floor

Reception

20' 10" x 16' 11" (6.35m x 5.16m)

Hall

27' 6" x 11' 11" (8.38m x 3.63m)

Cloakroom/W.C.

Private Study

11' 9" x 8' 7" (3.58m x 2.62m)

Family Room/Garden Room

18' 9" x 46' 6" (5.71m x 14.17m)

Dining Room

20' 10" x 22' 8" (6.35m x 6.91m)

Dining Kitchen

19' 8" x 32' 2" (5.99m x 9.80m)

Butlers Pantry

9' 10" x 11' 10" (3.00m x 3.61m)

Laundry Room

6' 0" x 8' 9" (1.83m x 2.67m)

Lower Ground Floor

Cinema Room

19' 8" x 32' 3" (5.99m x 9.83m)

Massage Room

12' 5" x 18' 5" (3.78m x 5.61m)

Garage

25' 9" x 47' 0" (7.85m x 14.33m)

Wine Cellar

Secure Comms Room

First Floor

Master Bedroom Suite with Midnight Kitchen with Integrated Refrigerator and Freezer

17' 4" x 20' 10" (5.28m x 6.35m)

En-Suite

Dressing Room

14' 10" x 9' 7" (4.52m x 2.92m)

Bedroom No. 2

17' 5" x 19' 4" (5.31m x 5.89m)

En-Suite

Bedroom No. 3

15' 4" x 20' 0" (4.67m x 6.10m)

En-Suite

Second Floor

Bedroom Suite No. 4

12' 11" x 23' 6" (3.94m x 7.16m)

Sitting Area

10' 6" x 13' 5" (3.20m x 4.09m)

En-Suite



ROOM DESCRIPTIONS

Bedroom Suite No. 5

11' 3" x 19' 5" (3.43m x 5.92m)

Sitting Room

13' 5" x 13' 8" (4.09m x 4.17m)

En-Suite

Bedroom No. 6

9' 0" x 23' 3" (2.74m x 7.09m)

Outside

Leisure Complex

Pool Room

30' 10" x 67' 1" (9.40m x 20.45m)

Steam Room

Shower Room

W.C.

Pump Room

Guest/Staff Lodge

Kitchen/Living/Dining Area

17' 9" x 20' 6" (5.41m x 6.25m)

Bedroom

10' 2" x 11' 8" (3.10m x 3.56m)

Shower Room

Large Walled Terrace

Secluded Landscaped Gardens

Total Gross Internal Area = 10,946 Square Feet

Main House gross internal area = 7292 square feet

Garage gross internal area = 1118 square feet

Swimming Pool Complex = 2070 square feet

Guest/Staff Lodge = 466 square feet

PLEASE NOTE

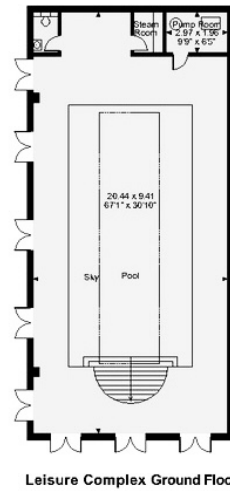
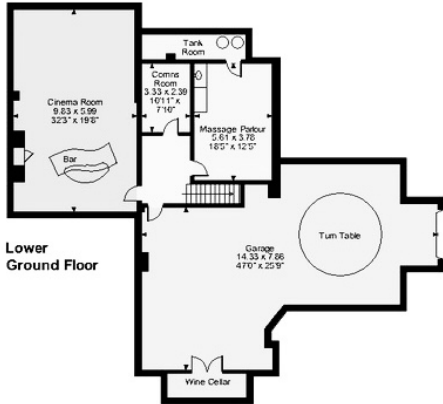
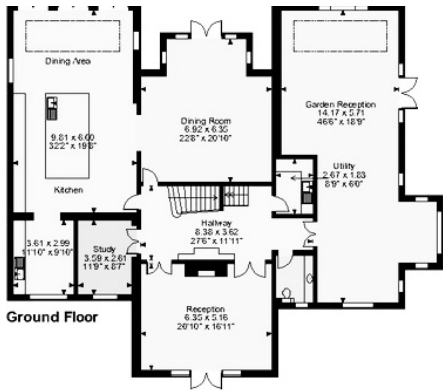
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(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	