



Innisfree, Victoria Road, Formby. L37 1LL

Offers Over £2,000,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Set within an expansive and beautifully landscaped plot in this highly sought after location Innisfree is an exceptional FIVE-bedroom detached residence. From the moment you approach through electric gates, the impressive Tudor-style façade immediately provides a sense of exclusivity and grandeur.

Step inside and the property boasts a wealth of beautifully appointed accommodation including a formal lounge with a striking inglenook fireplace, separate dining room, superb orangery perfect for year-round entertaining with lovely views of the garden, a bespoke hand painted in-frame kitchen and family room that serves as the heart of the home. Additionally there is a spacious studio/playroom, cloakroom/W.C. and convenient laundry room.

To the first floor, the generous layout continues with five well-proportioned bedrooms. The primary suite features a walk-in dressing room and luxury en-suite shower room, two further bedrooms which enjoy private en-suite facilities whilst the remaining bedrooms are served by a luxury stylish family bathroom/shower room complete with a double ended inset bath tub.

Outside the property boasts sprawling grounds extending to approximately 0.37 of an acre with meticulously landscaped gardens offering both privacy and tranquillity. The triple detached garage with self contained office above provides a private and peaceful workspace, ideal for remote working whilst the extensive driveway boasts substantial parking for multiple vehicles including a motor home or small boat.

Further features include, solid oak wooden floors, underfloor heating, a sophisticated Lutron home automated system serving light, music and CCTV as well as an entry system ensuring that privacy and security are paramount at all times.

Architect-designed plans have been professionally drawn and are available to view for an impressive double-storey extension and luxury leisure complex. This potential development offers a rare opportunity to further enhance the property, adding substantial space and value.

The property is superbly placed on this sought after road for access to Formby's many amenities including a variety of independent shops, trendy wine and coffee bars, restaurants and supermarkets. The National Trust Nature Reserve and beach, as well as Formby Golf, Cricket, Hockey and Tennis Clubs are on the doorstep, as well as easy access via the nearby Freshfield train station to fashionable Birkdale Village and Liverpool City Centre with its associated entertainment and retail opportunities.

Formby is known for its excellent local primary and secondary schools. The local private schools, namely Merchant Taylors and Saint Mary's are a short drive away in Crosby.

There is easy access to the motorway network namely the M57, M58 and M6 giving ready access to the North-West's commercial centres and airports.



ROOM DESCRIPTIONS

Spacious Reception Hall

11' 04" x 12' 10" (3.45m x 3.91m) Glazed door; undestairs storage cupboard; panelled walls to dado height; solid oak wood block flooring.

Cloakroom/W.C.

3' 11" x 7' 0" (1.19m x 2.13m) Suite comprising mounted wash hand basin; wall hung W.C. with concealed cistern; chrome ladder style radiator; panelled walls to dado height; panelled cloaks cupboard.

Through Entertaining Room with Inglenook

17' 03" into fireplace x 27' 04" into bay window (5.26m x 8.33m) U.P.V.C. framed double glazed window to front with deep sill; U.P.V.C. framed double glazed window to rear; feature limestone fireplace surround fitted with log burning stove; two feature U.P.V.C. framed double glazed windows to sides; glazed double opening doors to reception hall.

Dining Room

14' 04" x 10' 11" (4.37m x 3.33m) Panelled walls to dado height; glazed double opening doors to reception hall; solid oak block wood flooring; glazed double opening doors to:-

Orangery

19' 06" x 14' 07" (5.94m x 4.45m) U.P.V.C. framed double glazed windows; U.P.V.C. framed double glazed, double opening French doors to rear and side; lantern roof; recessed spot light; bespoke built in drinks cabinet; solid oak wood block flooring.

Studio/Playroom

11' 00" x 16' 04" (3.35m x 4.98m) U.P.V.C. framed double glazed window to front; Karndean flooring; built in media storage with shelving.

Kitchen open to Family Room

Bespoke hand painted in-frame kitchen to include base, wall and drawer units, granite working surfaces incorporating an inset sink with mixer tap; space for range style cooker with extractor canopy over; larder cabinet to one wall; centre island with granite work top incorporating breakfast bar and integrated refrigerator and dishwasher below; U.P.V.C. framed double glazed, double opening French doors to rear garden; Jura stone tiled floor; open to family room with feature fireplace surround fitted with living flame coal effect gas fire; U.P.V.C. framed double glazed window to front and U.P.V.C. framed double glazed window to side.

Laundry Room

7' 04" x 14' 11" (2.24m x 4.55m) Base, wall and drawer units; single drainer stainless steel sink unit with mixer tap; plumbing for automatic washing machine and space for tumble dryer; space for American style refrigerator/freezer; cupboard housing Worcester wall mounted gas heating boiler; Jura stone tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed door to side.

First Floor

Galleried Landing

Turned staircase; U.P.V.C. framed double glazed window to front.

Primary Suite

14' 04" x 16' 07" into bay (4.37m x 5.05m) Double glazed box bay window to front.

Dressing Room

7' 08" x 9' 11" (2.34m x 3.02m) U.P.V.C. framed double glazed window to rear; open robes with a range of split and full level hanging rails and shelving.



ROOM DESCRIPTIONS

Spacious En-Suite Shower Room

6' 02" x 9' 09" (1.88m x 2.97m) Suite comprising tiled shower enclosure with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin; low level W.C; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear.

Bedroom 2

16' 11" x 16' 04" into door recess (5.16m x 4.98m) Two U.P.V.C. framed double glazed windows to front; built in wardrobe.

En-Suite Shower Room

Suite comprising tiled shower enclosure fitted with electric shower; wall mounted wash hand basin; low level W.C. with concealed cistern; tiled walls; tiled floor; extractor fan.

Bedroom No. 3

12' 11" x 15' 00" (3.94m x 4.57m) U.P.V.C. framed double glazed window to rear; built in wardrobe.

En-Suite Shower Room

Suite comprising tiled shower enclosure fitted with electric shower; wall hung wash hand basin; low level W.C. with concealed cistern; tiled walls; tiled floor; extractor fan.

Bedroom No. 4

11' 01" x 16' 04" (3.38m x 4.98m) U.P.V.C. framed double glazed window to front.

Bedroom No. 5

11' 11" x 10' 11" (3.63m x 3.33m) U.P.V.C. framed double glazed window to rear.

Luxury Family Bathroom/Shower Room

13' 08" x 10' 11" (4.17m x 3.33m) Suite comprising double ended inset bath tub; tiled shower enclosure with mains shower fitment, wall hung wash hand basin; low level W.C. with concealed cistern; fitted mirror; display shelving; tiled walls and floor; U.P.V.C. framed double glazed window to rear.

Outside

Triple Detached Garage

24' 07" x 20' 08" (7.49m x 6.30m) Two electrically controlled doors and one up and over door; power and light; stairs to:-

Office

12' 11" x 20' 00" (3.94m x 6.10m) Three double glazed Velux windows.

W.C.

Suite comprising inset wash hand basin in vanity unit; low level W.C.

Front Garden

Intercom gated access leading to an extensive block paved driveway providing parking for multiple vehicles with space for a motorhome or small boat, landscaped with borders containing established shrubs and bushes; security lighting.

Rear Garden

The beautifully landscaped rear garden provides an idyllic setting, perfectly complementing the striking Tudor-style façade. A generous expanse of lush, manicured lawn is framed by mature trees, hedging, well-established borders and stone paved terrace perfect for alfresco dining and offering year round colour and privacy.

Council Tax Band - G

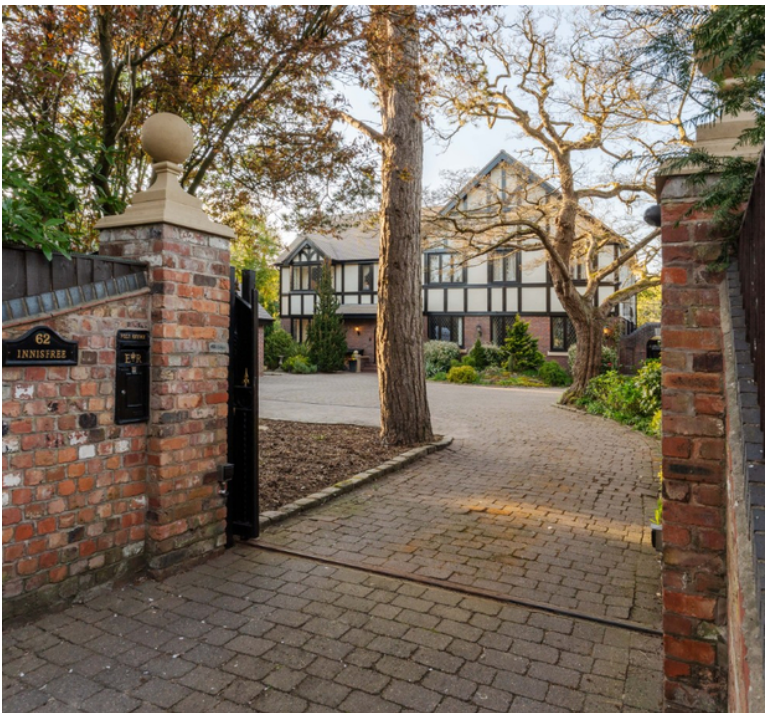
EPC Rating - C

PLEASE NOTE

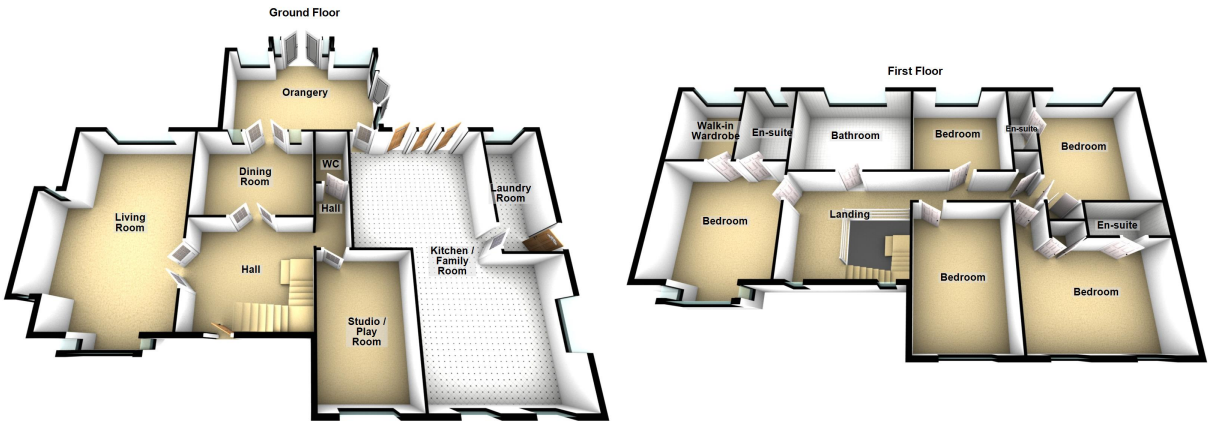
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included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



Sizes are approximate.
Plan produced using PlanUp.
62 Victoria Road, Formby

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (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 |