

OPEN 7 DAYS

Except Bank Holidays

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Priory Lodge, 27 Elbow Lane, Formby, Liverpool L37 4AB

**'THE BARN'
MOSS SIDE
FORMBY L37 0AF**



PRICE: O.I.E.O. £800,000 Subject to contract

Only by interior inspection can you fully appreciate this stunning individually designed four bedroom detached house which offers exceptionally spacious and versatile family accommodation. This beautifully presented property is situated in a delightful semi-rural location on the outskirts of Formby and has the advantage of a good size enclosed south facing rear garden.

Formby's most experienced Estate Agent

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*At the time of inspecting the property I was informed by the vendors that items and equipment mentioned on these sale particulars were in working order. Please note that **I HAVE NOT TESTED** any apparatus, equipment, fittings or services mentioned on the sales particulars or in the property and I cannot verify that they are in working order. Interior photographs may show fixtures and fittings which are not included in the sale.

- ENCLOSED VESTIBULE
- SPACIOUS ENTRANCE HALL
 - CLOAKROOM/W.C.
- THREE ENTERTAINING ROOMS
 - STUDY • GARDEN ROOM
- SPLENDID KITCHEN OPEN TO A FAMILY ROOM
 - LAUNDRY ROOM
- MASTER SUITE WITH WALK-IN WARDROBE, EN-SUITE AND SOUTH FACING BALCONY
 - THREE FURTHER DOUBLE BEDROOMS
 - TWO FURTHER EN-SUITES
 - GAS HEATING SYSTEM
 - DOUBLE GLAZING
- SINGLE GARAGE WITH ELECTRICALLY CONTROLLED DOOR
 - AMPLE PARKING
- GOOD SIZED SOUTH FACING REAR GARDEN

Formby

Formby offers a wide selection of shops and supermarkets in convenient situations throughout the town and is also well served by Primary and Comprehensive Schools including Formby High and Range High School. There is a local bus service and the property is situated close to the Liverpool/Southport electric railway. The M57/M58 motorway connection via the A565 through Thornton is 8 miles from this office. There are lovely walks to the shore through the nature conservancy and National Trust pinewoods where there is a red squirrel reserve. The shore is about 1 mile from the railway stations.

ACCOMODATION **(Approximate dimensions)**

Enclosed Vestibule

U.P.V.C double glazed door with windows to sides; tiled flooring.

Bright and Spacious Entrance Hall

Turned staircase to first floor with a galleried landing; walk in under-stairs storage cupboard.



Cloakroom/WC

Suite comprising a low level wc and wash hand basin with tiled splashback and cupboard below; U.P.V.C double glazed opaque window to side.



Front Sitting Room 10'07" x 9'11" (3.23m x 3.02m)

U.P.V.C double glazed window to front.



Study 12'04" x 10'05" (3.78m x 3.18m)

U.P.V.C double glazed window to front.

Entertaining Room 21'05" x 14'03" (maximum dimensions) (6.53m x 4.34m)

Two U.P.V.C double glazed opaque windows to side; two wall light points; feature fireplace fitted with a 'living flame' coal effect gas fire; double opening doors to reception hall; double opening doors to.....



Garden Room/Dining Room

20'08" x 13'02" reducing to 8'10" (6.30m x 4.01m, 2.69m)

U.P.V.C double glazed windows and door opening onto the south facing patio and garden.



Breakfast Kitchen 21'07" x 11'00" (6.58m x 3.35m)

Excellent range of wall, base and drawer units with under unit lighting; integrated dishwasher; free standing American style fridge/freezer; space for a 'Range' cooker with extractor hood above; Belfast sink with mixer tap; 'Karndean' flooring; U.P.V.C double glazed window to side; open to.....



Family Room 12'04" x 12'03" (3.76m x 3.73m)

Three internal feature windows; 'Karndean' flooring; double opening doors to.....



Garden Room 21'09" x 8'09" (6.63m x 2.67m)

U.P.V.C double glazed windows and U.P.V.C double opening doors leading onto the south facing patio and garden; personnel door to garage.

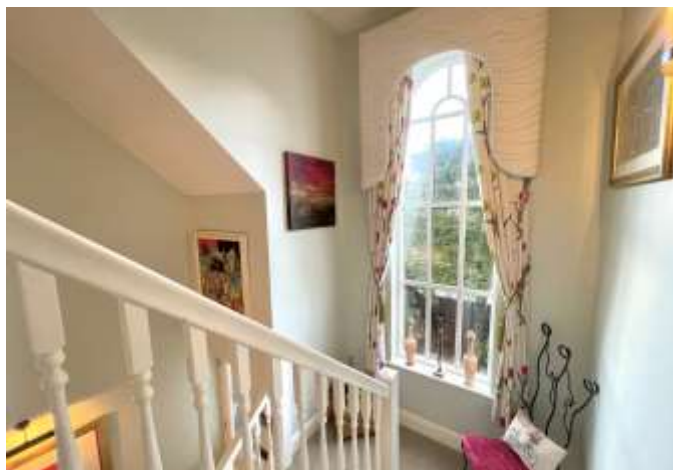


Laundry Room

Base and wall units with working surfaces; stainless steel sink unit with mixer tap; plumbing for an automatic washing machine and space for a tumble dryer; 'Karndean' flooring; U.P.V.C double glazed window and door.

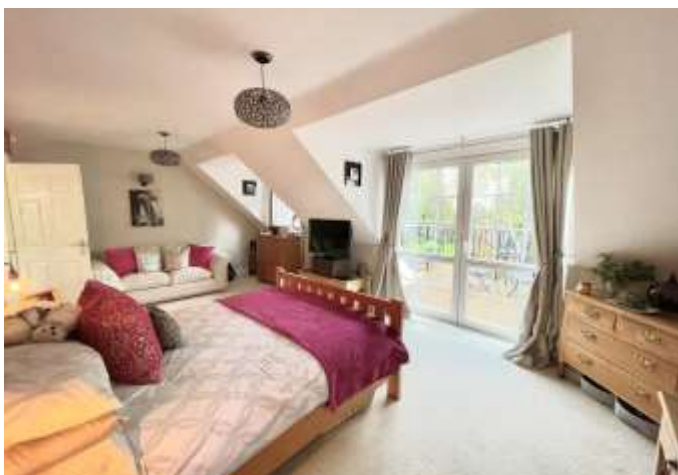
Galleried Landing

Curved balustrade; arched feature window; built in linen store; access to a partially boarded loft via an aluminium ladder; double opening doors to.....



Master Bedroom 21'5" x 12'2" (6.53m x 3.71m)

U.P.V.C double glazed window and U.P.V.C double glazed double opening french doors leading onto a railed decked balcony with steps down to the south facing garden.



Walk in Wardrobe

Hanging rails and shelving.

En-suite Bathroom with WC 10'06" x 7'06" (3.20m x 2.29m)

Suite comprising a wall hung wc with concealed flush; Jacuzzi bath with mains shower above and shower screen; contemporary wash hand basin; waterproof bathroom Smart television; ladder style heated towel rail; part tiled walls; tiled flooring; U.P.V.C double glazed window to front.



Bedroom No. 2 14'07" (into door well) x 11'08" (4.45m x 3.56m)

Two U.P.V.C double glazed windows to side; door to...



Jack & Jill En-suite Bath/Shower Room

10'11" x 7'11" (maximum dimensions) (3.33m x 2.41m)

Suite comprising a low level wc, pedestal wash hand basin, tile sided bath with centre tap and shower enclosure with a mains shower attachment; part tiled walls; tiled flooring; built in linen store; ladder style heated towel rail; U.P.V.C double glazed window to rear; door to...



Bedroom No. 3 12'04" x 12'01" (3.76m x 3.68m)

U.P.V.C double glazed window to rear.



Bedroom No. 4 12'04" x 12'03" (3.76m x 3.73m)

U.P.V.C double glazed window to front.



En-suite Shower Room 11'01" x 7'01" (3.38m x 2.16m)

Suite comprising a low level wc; pedestal wash hand basin; bidet; shower enclosure fitted with a mains shower; part tiled walls; U.P.V.C double glazed window with deep sill to front.



OUTSIDE

Integral Single Garage with Pitch Roof

Electronically controlled up and over door; double glazed window; storage in roof space; personnel door to garden room.

Gardens

Gardens are present to the front and rear. The walled front garden has a block paved driveway providing ample parking. The good sized southerly facing rear garden has a patio area with an electric awning and is laid to lawn with well established borders containing mature trees, bushes and shrubs. There is a brick built summer house with power and light. An iron staircase leads to a railed balcony overlooking the delightful gardens.



Note

This property has been measured using a laser meter.

Tenure

We have not been able to inspect the title deeds and cannot therefore confirm the tenure of the property.

Viewing

By appointment only, arranged through this Office.

* **MISREPRESENTATION ACT 1967.** Colette Gunter Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are given only as a guide to intending purchasers and they do not constitute any part of an offer or Contract (2) None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact (3) Any intending purchaser or lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars.

