



The Cottage
52 Freshfield Road | Formby | L37 3HW

THE COTTAGE







Boasting a much sought after postcode, The Cottage is a detached property offering a wealth of charm and character which has been lovingly restored and completed to an impeccable finish by the current owners. Viewing really is the only way to truly appreciate the quality of the accommodation on offer.

The property stands in delightful grounds which include landscaped lawns, mature trees and shrubs, a garage, ample off-road parking, patio areas and a wooden tree house.

Inside, there is an entrance hall, a lounge with French doors, solid wood flooring and a feature fireplace with log burner, a stylish dining room with oak fireplace and wood flooring and a designer kitchen complete with integrated appliances and an impressive Aga cooker.

There is also a stylish breakfast room/snug with French doors overlooking the gardens and an inner hall leads to a utility room and a cloakroom/wc.

To the first floor, the fantastic master suite includes a good sized bedroom with feature French doors opening onto a balcony, a dressing room and en-suite bathroom.

The guest bedroom also has en-suite facilities and there are two further bedrooms and a main bathroom.

On the second floor, is a fabulous teenage suite comprising three good sized rooms.

Entrance Hall

Canopied entrance porch with an original wooden door; two double glazed sash windows to front one fitted with plantation shutters; solid oak flooring; wall light point; feature turned staircase, exposed beam.

Lounge

Double glazed sash window to front; double glazed splayed bay window to side; U.P.V.C. framed double glazed French door to side; feature fireplace with original oak beam mantelpiece, York stone hearth housing a Clearview log burner. Solid wood flooring, inset bookcase, wall lights, double radiator.

Dining Room

Two double glazed sash windows to front & side. Feature oak fireplace surround, solid wood flooring, oak panelled walls to dado height, oak radiator cabinets, central light fitting.





Kitchen

Fully fitted kitchen designed and fitted by 'Robert Samuel' to include base, wall and drawer units; china cupboard; larder storage; display shelving; granite working surfaces incorporating an inset Belfast double enamel sink with mixer tap; 'Liebherr' integrated double refrigerator/freezer; four oven 'AGA' with tiled splash back; integrated wine coolers; 'Bosch' integrated dishwasher; limestone floor; pelmet lighting; under unit lighting; LED integrated spot lighting, double glazed window to rear and side, breakfast bar; open to...

Breakfast Room/Snug

Double glazed Stable door to rear, bay with double opening French doors to rear with matching side windows; built in storage cupboards, Chamwood log burner; 'Amtico' flooring to dining room, seagrass flooring to family room, double radiator.

Inner Hall

Solid oak flooring,

Utility Room

Range of Howdens wall, base and drawer units to compliment kitchen. Beamed ceiling, LED integrated spot lighting, wood effect laminate flooring, enamel single drainer sink unit with mixer tap; plumbing for automatic washing machine; space for tumble dryer; storage/broom cupboard.

Side Entrance

Glazed wooden door; limestone floor, double radiator, wooden & glazed doors leading to Inner hall.

Cloakroom/W.C.

Period style suite to include Savoy pedestal wash hand basin with Bensham taps, w.c. with high level cistern, double glazed sash window to side, double radiator, cloaks area with hanging rail and shelving, limestone floor.













First Floor
Split staircase.

Landing

Double glazed window fitted with plantation shutter.

Master Suite

Two double glazed windows to side; double glazed French doors opening onto balcony which overlooks rear garden, two double radiators, centre light fitting, fully carpeted.

Dressing Room

Two double glazed sash windows to rear; built in wardrobes with split and full level hanging rails and shelving; airing cupboard housing Worcester boiler. Integrated LED spot lighting.

Master En-Suite Bathroom

Double glazed windows to side & rear fitted with plantation shutters. Three piece suite comprising an inset bath with tiled surround, large tiled shower compartment fitted with power shower, inset sink in vanity unit with cupboards below and low level w.c.; heated towel rail; fully tiled walls; limestone floor, extractor, integrated LED spot lighting, double radiator.









Bedroom 2

Two double glazed sash windows to front and side, double radiator, wood effect laminate flooring, centre light fitting.

Bedroom 2 En-suite

Double glazed sash window to front fitted with plantation shutters. Three piece suite comprising a large walk in shower compartment fitted with power shower, pedestal wash hand basin with mosaic tiled splashbacks, low level w.c., marble tiled effect vinyl flooring, extractor fan, heated towel rail. Central light fitting.

Bedroom 3

Double glazed splayed bay window to side fitted with plantation shutters, exposed beam, walk in wardrobe with hanging rails and shelving; cylinder cupboard, double radiator, central light fitting, fully carpeted.

Bedroom 4

Double glazed windows to front and side fitted with plantation shutters; built in wardrobes with double opening doors, split level hanging rails and shelving, wood effect laminate flooring, double radiator, central light fitting.







Family Bathroom

Double glazed sash window to front. Suite comprising a tile sided bath with telephone style taps, mains overhead shower attachment, wash hand basin inset in a period style vanity unit with marble surround, low level w.c, heated towel rail, limestone walls and floor; double glazed sash window to front. Integrated LED spot lighting.

Second Floor

Playroom/Teenage Suite

Room 1

Double glazed sash window to front, exposed beams, under eaves storage, fully carpeted, open to...

Room 2

Two 'Velux' windows; exposed beams, double radiator, strip spot lighting, fully carpeted, double doors leading to ...

Room 3/Bedroom 5

Double glazed window to rear; exposed beams; 'Velux' window; access to ample eaves storage, double radiator, fully carpeted.

Outside

Detached Double Brick Built Garage

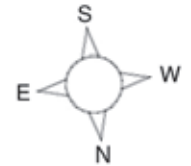
Electrically controlled up and over door; power and light; sash window to side; door to garden.

Gardens

The front garden is fenced with a gravelled driveway providing ample parking, double opening gates to side leading to garage.

The good sized landscaped rear garden is laid to lawn with wide borders containing numerous small trees, flowering shrubs and bushes; paved and gravelled patio areas; wooden tree house.

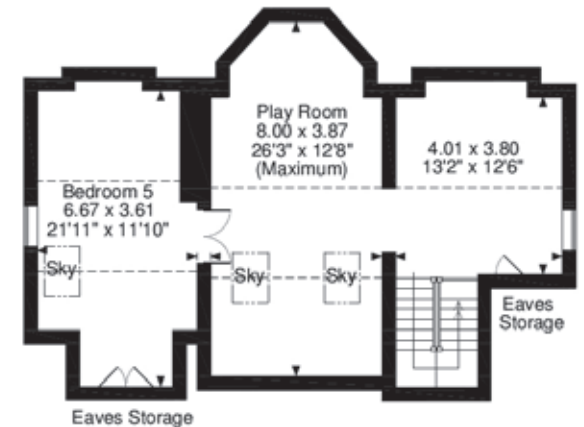
Freshfield Road, Formby, Liverpool
Approximate Gross Internal Area
Main House = 3650 Sq Ft/340 Sq M
Garage = 346 Sq Ft/32 Sq M
Total = 3996 Sq Ft/372 Sq M



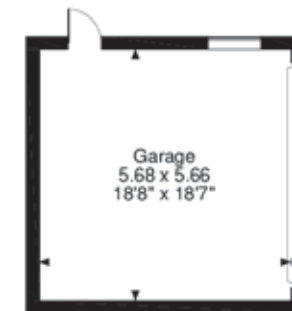
Ground Floor



First Floor



Second Floor

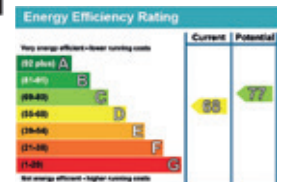


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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THE FINE & COUNTRY
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Fine & Country
Tel: +44 (0)1704 468040
liverpool@fineandcountry.com
20 Elbow Lane, Formby, Liverpool L37 4AF

