



Barton Mere
Southport Old Road | Formby | Liverpool | L37 0AW

FINE & COUNTRY

BARTON MERE

This magnificent, Georgian-style country home occupies a truly enviable semi-rural location in Formby.







Tenure: Freehold

Boasting some of the finest examples of Georgian-style design, Barton Mere is an awe-inspiring property which totals a breathtaking 6,800 sq. ft. of accommodation, 9,400 sq. ft. including outbuildings.

The property offers the ultimate in style and comfort. The accommodation is spread over three floors and has underfloor heating throughout with a particular feature being the purpose-built entertainment wing. There have been no compromises made anywhere and with an attention to detail that is simply outstanding, this all adds up to create a property that is truly unique.

Standing in 2.2 acres, the property is approached through secure electric gates opening onto an ample in and out carriage driveway. Leading off from here there are manicured lawns, mature trees and shrubs, a walled secret garden and another special feature of the property, extensive equestrian facilities which include a paddock, menage and large stable block.

Additional features include traditional sash windows throughout, sympathetic period features such as cast iron gutters and downspouts, local quarried sandstone window cills and handmade bricks imported from Germany.

On the ground floor, there is a grand entrance hall with a feature splayed staircase leading up to a galleried landing. Coming off from here, there are six main reception rooms which include a cosy sitting room, an elegant study/dining room, a stylish drawing room, an open plan fully fitted kitchen/diner and the fabulous entertainment wing which comprises a party room with a purpose-built bar and feature doors opening onto the gardens, a sun room overlooking the walled garden and a utility room.

On the top two floors, there are six well proportioned bedrooms, four with en-suite facilities, and a principal family bathroom which completes the accommodation.

Ground Floor

Entrance Hall - 7.54m (24'9") x 5.47m (17'11") : 41.2438 sqm (444 sq. ft.)

Solid oak double doors leading to luxurious spacious hallway. Porcelain flooring & underfloor heating throughout.

W.C

Front facing solid wood sliding sash window. Two piece 'Birillo Alessi' white suite. Egg shaped WC. Hand basin set on tiled plinth. Porcelain tiled floor and part tiled walls. Extractor fan.

Study/Dining Room - 5.67m (18'7") x 3.96m (13'0") : 22.4532 sqm (242 sq.ft.)

Solid oak double doors. Dual aspect with two wood sash windows to front and one to side with Roman Blinds. Oak feature fireplace with marble surround & hearth; housing a living flame gas fire.

Cloak Room

Solid oak door. Front facing sash window. Hanging rails and coat hooks.





Drawing Room - 9.89m (32'5") x 5.66m (18'7"): 55.9774 sqm (603 sq. ft.)
 Solid oak double doors. Dual aspect with two sash windows to front & two to side with Roman Blinds. French doors opening to side garden. Solid oak flooring with underfloor heating. Stone feature fireplace with granite hearth. Stainless steel surround housing a living flame gas fire.

Kitchen/Dining Room - 7.53m (24'8") x 7.29m (23'11"): 54.8937 sqm (591 sq. ft.)
 Solid oak door leading to dining kitchen. Eight sash windows to rear, 3 to the side. Fitted with a range of RKW German kitchen units with granite work surfaces. Inset sink with mixer tap. Two integrated 'Siemens' ovens and microwaves. Five ring 'Siemens' gas hob with stainless steel 'Elica' overhead extractor fan. Two integrated dish washers & space for an American style fridge freezer.

Large granite breakfast island with overhead feature globe chandelier. Cream base units with high gloss walnut work surfaces. Flat screen TV. 'Bose' sound system. 'Faber' integrated wall mounted fire. Porcelain floorings and underfloor heating.

Sitting Room - 5.81m (19'1") x 5.68m (18'8"): 33.0008 sqm (355 sq. ft.)
 Solid oak door leading to sitting room. Solid oak flooring. Two sash windows to side and rear. French doors to outside. Roller blinds.

Entertainment Wing
 Solid oak door leading to porcelain tiled floor. French windows to rear and side. Double sash windows to side.

Utility Room - 3.56m (11'8") x 2.94m (9'8"): 10.4664 sqm (113 sq. ft.)
 Door and two half sash windows to side. Porcelain floor. Wall & base units. Stainless steel single drainer sink. Integrated fridge & freezer. Spaces for washing machine & dryer. Part tiled walls. Two wall mounted boilers. Access loft space.





Seller Insight

“This magnificent, Georgian-style country home occupies a truly enviable semi-rural location in Formby. “We had been looking for a large family home in the Formby area for quite some time,” says the owner, “but there was nothing that exactly suited our requirements. When we happened upon this property, there was an old, rather dilapidated Victorian house sitting on the plot, so we decided to take it down and build a beautiful new home to our own specifications.”

One enters this spectacular home into a vast reception hall, which features a bifurcated staircase that sweeps up to a beautiful galleried landing. It is an impressive entrance and one that provides a wonderful introduction to the scale and elegance that flows throughout the property as a whole. “We went to an awful lot of trouble to have the house built in a traditional way, so it looks nothing like a new build; most people presume it’s a period property. To get the right look we used materials such as hand-made bricks, had beautiful solid-wood sash windows made and even used cast iron guttering, so the attention to detail is definitely there. The interior design is quite traditional and in keeping with the style of the building, but by no means fussy, and each of the rooms is spacious, light and bright and there’s an easy flow which it a very comfortable home to live in.”

This exceptional home is set within gated grounds that extend to well over two acres, and which incorporate stables, a manege and a large paddock. “The paddock wraps around the garden, so the two spaces almost meld into one another,” continues the owner. “We have a large driveway that sweeps in and out, and a formal garden that runs from the front all the way round to the side of the house. The planting is very mature which not only makes the space very attractive but it also provides a good degree of privacy.”

“It’s a beautiful home, so I don’t think I’d be able to choose my favourite room,” says the owner, “but a lovely feature that flows throughout is the amount of natural light that floods into every room; it really enhances the wonderful feeling of space.”

“The location is fabulous and a great place to bring up a family,” says the owner. “We’re surrounded by hundreds of acres of farmland, so it’s green for as far as the eye can see, and yet Liverpool city centre is only a few minutes away by car, and we benefit from excellent road and rail links; it’s as close to ideal as I think you could get.”

“We have a beautiful stable block just behind the house,” says the owner, “which again has been built with a great attention to detail. It was wonderful for the children to be able to keep their ponies so close by.”

“I think we’ve created a really beautiful family home,” says the owner, “and it enjoys a location in which you can enjoy the very best of everything.”





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Party Room - 7.14m (23'5") x 5.13m (16'10"):
36.6282 sqm (394 sq. ft.)
Solid oak door opening onto a bar area with sash windows to two sides. Built-in sound system. Low voltage lights. Solid oak bar with space for fridges behind. Overhead chrome light fittings. Venetian blinds and solid oak door leading onto:

Sun Room - 6.14m (20'2") x 3.47m (11'5"):
21.3058 sqm (229 sq. ft.)
Porcelain floor. Three sets of French doors and matching side windows. Bose sound system. Two stainless steel ceiling fans.

First Floor

Landing

Solid oak split staircase leading to galleried landing. Fully carpeted. Magnificent glass chandelier. Three sash windows to front with Roman Blinds

Master Bedroom - 6.27m (20'7") x 5.67m (18'7"): 35.5509 sqm (383 sq. ft.)

Solid double oak doors leading to front facing master bedroom suite. Sash windows to front and side with Roman Blinds. Central chandelier, solid oak door leading to master dressing room.

Master Dressing Room - 3.5m (11'6") x 2.63m (8'8"): 9.205 sqm (99 sq. ft.)

Sash window to rear. Oak and glass paneled Sliderobes fitted with shelves and hanging rails. Low voltage spot lights to ceiling. Window blinds. Fully carpeted.

Master En Suite

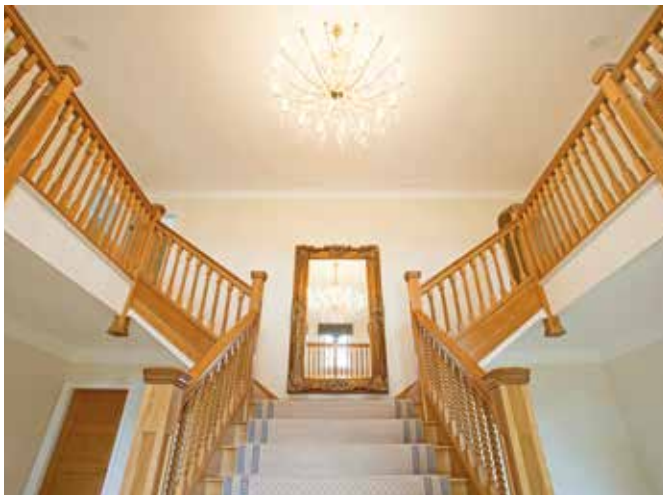
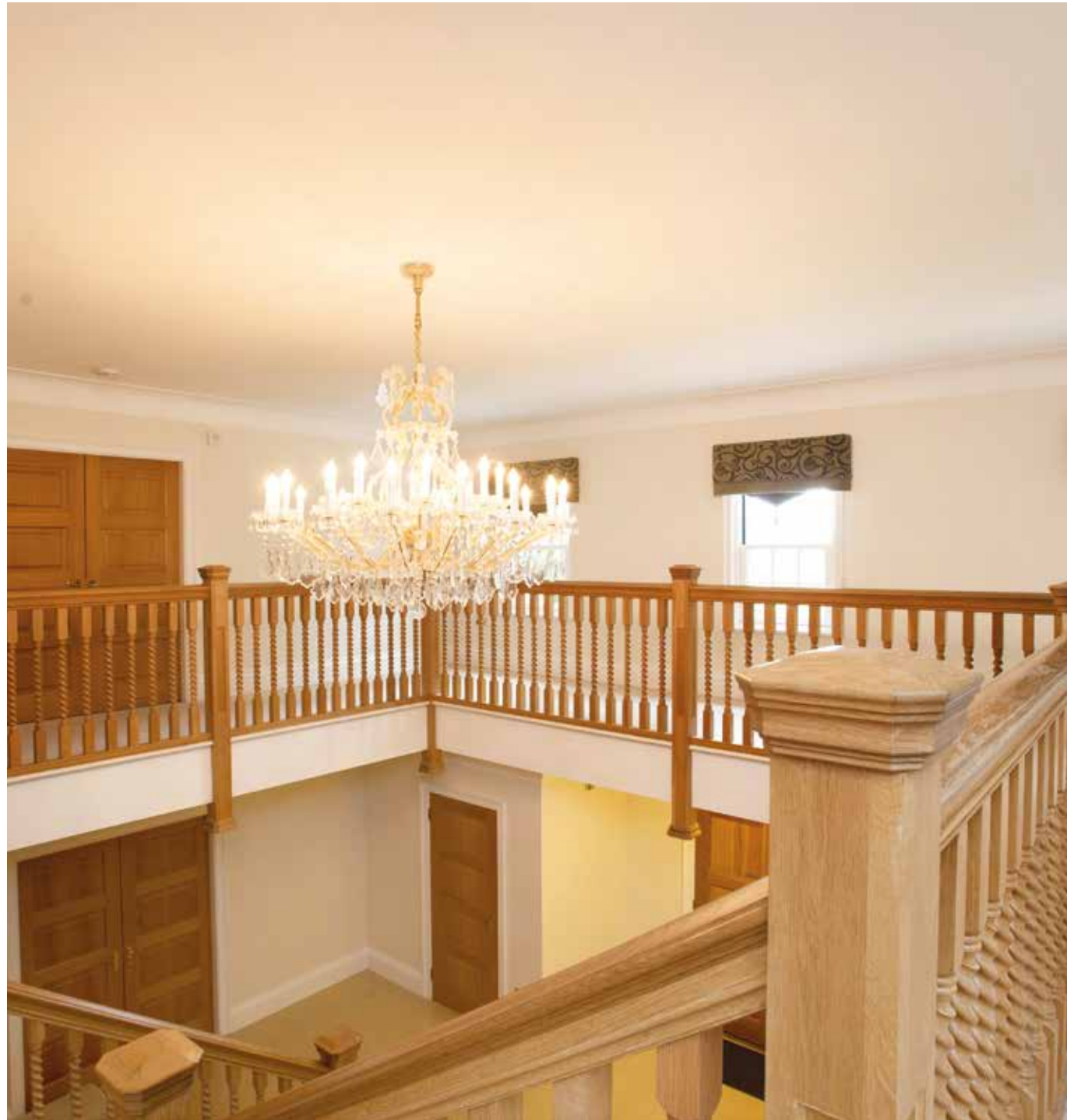
Travertine floor. Part tiled walls. Sash windows to side and rear. Four-piece white suite comprising 'Villeroy & Boch' egg shaped bath with mixer taps and hand shower. 'Laufen il Bagno Alessi' egg shaped bidet and WC. His and Hers hand basins mounted on tiled vanity unit with double oak doors below. Heated towel rail. Window blinds. Extractor fan.

Bedroom Two - 4.25m (13'11") x 3.55m (11'8"): 15.0875 sqm (162 sq. ft.)

Sash window to front. Fully carpeted. TV points. Oak door to walk-in dressing room

Bedroom Two Dressing Room

Fitted with hanging space and shelves.





Bedroom Two En suite

Sash window to front and side. Tiled flooring and part tiled walls. Four-piece white suite comprising of 'Villeroy & Boch' corner bath with mixer tap and overhead shower. Tiled bath sides. 'Duravit' WC and bidet. Cantilevered hand basin with mixer tap. Heated towel rail. Extractor fan.

Bedroom Three - 5.68m (18'8") x 5.52m (18'1"): 31.3536 sqm (337 sq. ft.)

Sash windows to side and rear. TV points. Fitted glass Sliderobes. Roman blinds. Fully carpeted.

Bedroom Three En suite

Three piece 'Duravit' white suite. Cantilevered WC and bidet. Cantilevered hand basin with tiled vanity unit. Fully tiled corner shower cubicle. Part tiled walls. Wall mounted heated towel rail. Sash window to rear. Extractor fan.

Bedroom Four - 4.65m (15'3") x 4.33m (14'2"): 20.1345 sqm (217 sq. ft.)

Two sash windows to side. TV point. Flat screen TV. Roman blinds. Fully carpeted.

Bedroom Four En suite

Three piece 'Duravit' white suite. Cantilevered WC and bidet. Cantilevered hand basin with tiled vanity unit. Fully tiled corner shower cubicle. Part tiled walls. Wall mounted heated towel rail. Sash window to rear. Wooden Venetian white blinds. Extractor fan.

Stairs to Second Floor

Under stair storage with built-in shelves. Solid oak turned balustrade. Fully carpeted.

Second Floor

Bedroom Five - 5.01m (16'5") x 4.83m (15'10"): 24.1983 sqm (260 sq. ft.)

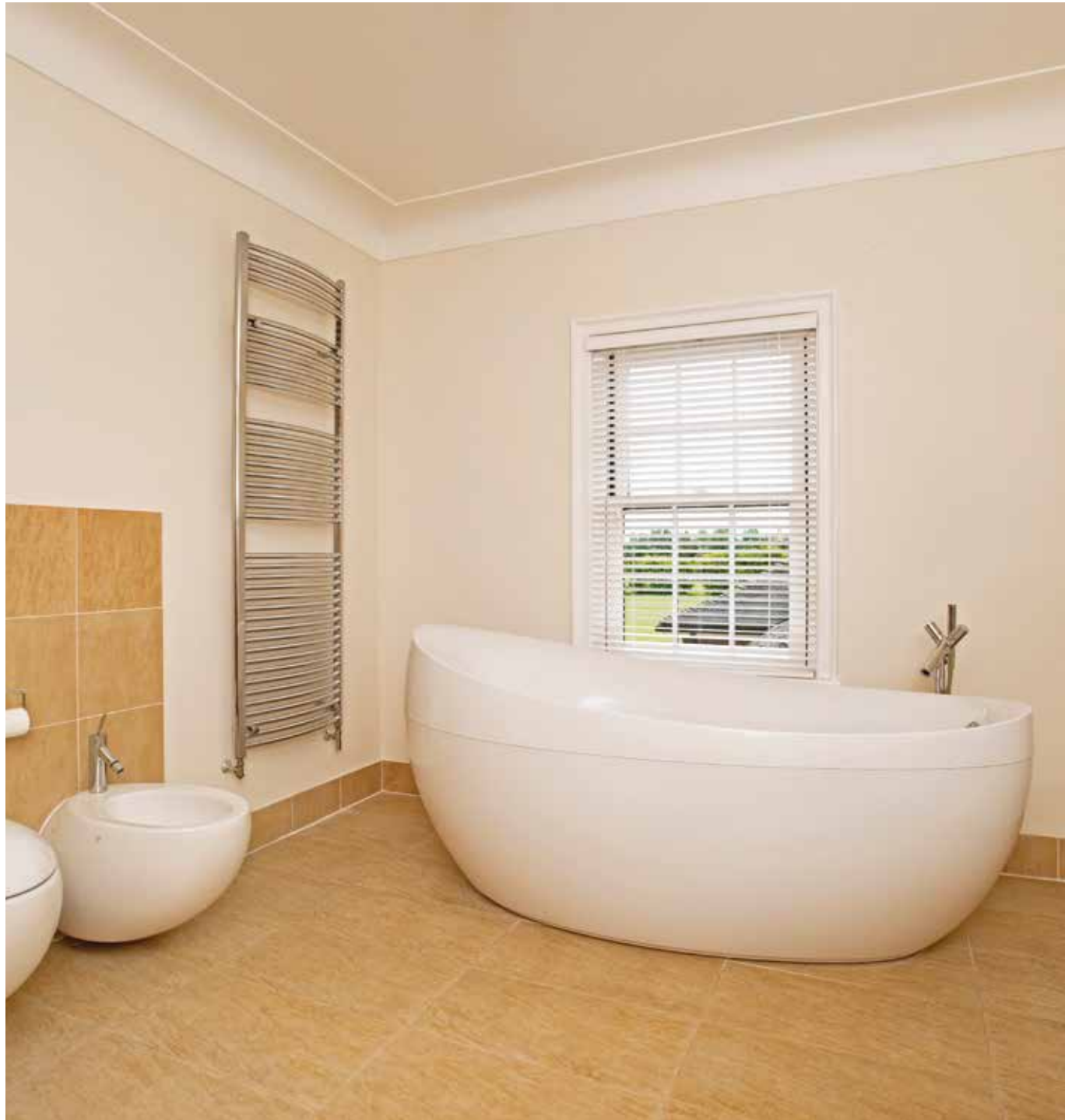
Solid oak door. Windows to front and rear. Roller blinds. Spot lights to ceiling. Access to under eave storage.

Bedroom Six - 5.03m (16'6") x 3.24m (10'8"): 16.2972 sqm (175 sq. ft.)

Solid oak door. Windows to front and rear. Roller blinds. Spot lights to ceiling. Access to under eave storage.

Family Bathroom

Stone tiled floor and part tiled walls. Three-piece 'Duravit' white suite comprising of Cantilevered WC, bidet and hand basin. Wall mounted illuminated bathroom mirror. Tiled corner shower cubicle. Wall mounted heated towel rail. Two illuminated recesses.











Outside

Fully lit in and out carriage driveway with electric gates. Sweeping gravel driveway leading to garage. Laid to lawn areas with an abundance of mature trees & shrubs. Wall mounted lantern lights, full CCTV.

Garage - 6.13m (20'1") x 5.89m (19'4"): 36.1057 sqm (389 sq. ft.)

Solid oak door leading to double garage. Swinging oak double garage doors. Travertine flooring. Electricity and water laid on.

Walled Garden

Indian stone gated walled secret garden to side. Landscaped gravel and lawn area with large stone water feature. Raised walled borders containing an array of mature trees and shrubs.

Barn - 13.31m (43'8") x 8.79m (28'10"): 116.9949 sqm (1259 sq. ft.)

Large barn with double opening barn door and door to side.

Paddock

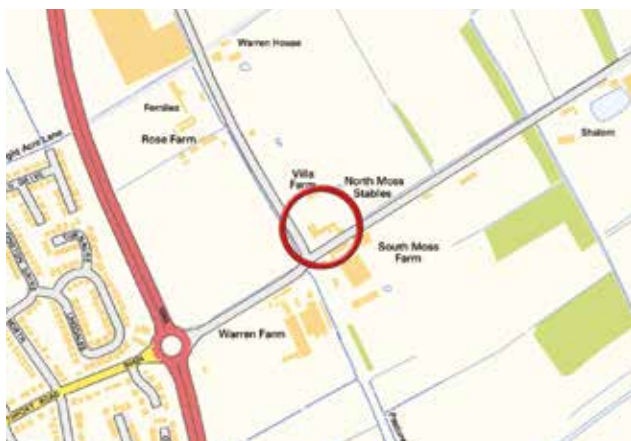
Consisting of gated stable yard with own access. Dovecot. Eight solid oak frame construction stables by 'Primeoak' of Stafford with Staffordshire blue roof tiles. Functional tack room/workshop with WC and kitchenette area.

Stables

Consisting of gated stable yard with own access. Dovecot. Eight solid oak frame construction stables by 'Primeoak' of Stafford with Staffordshire blue roof tiles. Functional tack room/workshop with WC and kitchenette area. Measuring over 2,600 sq. ft. with own access and leading onto paddock and Ménage.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



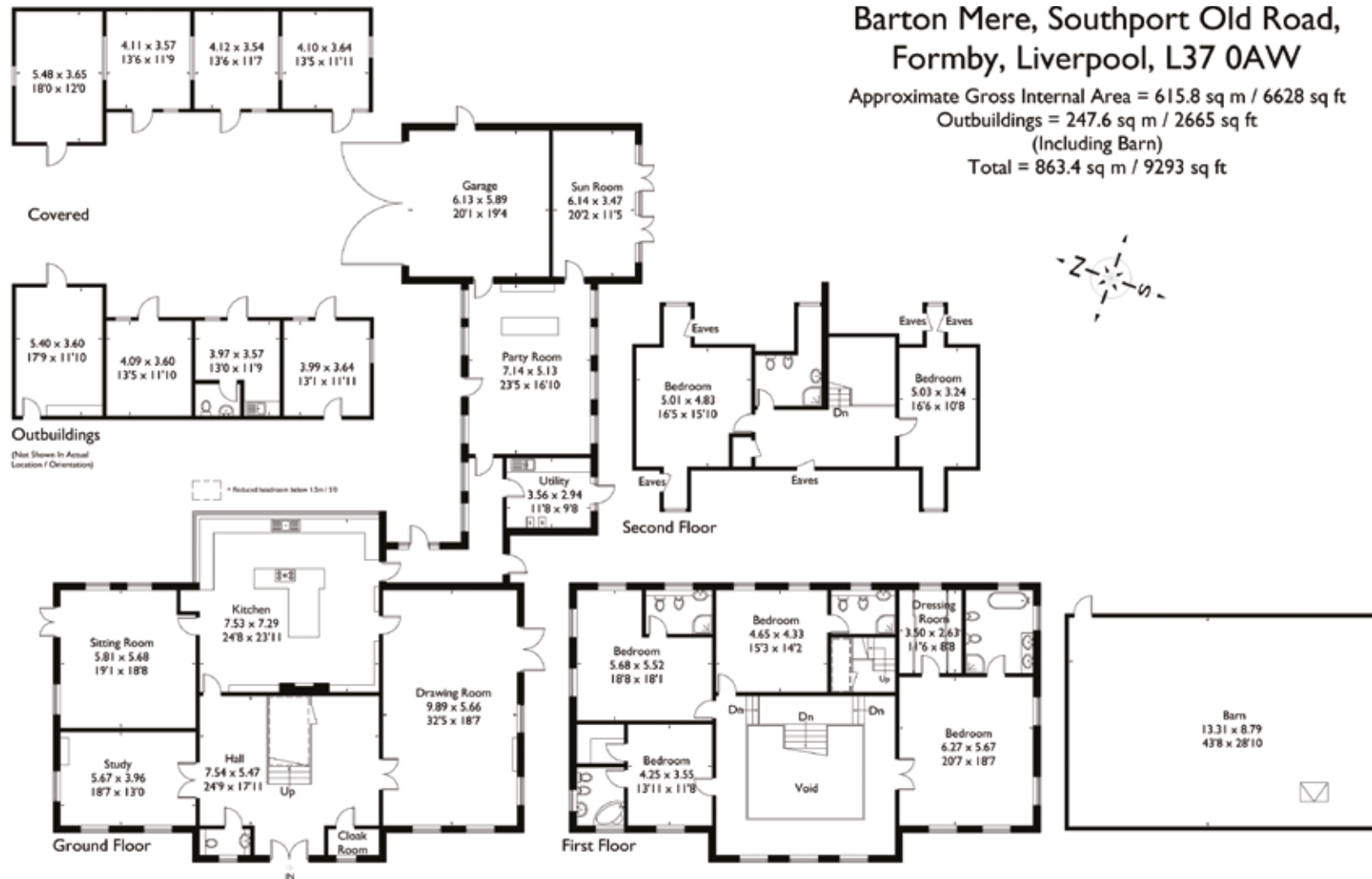
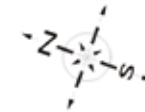
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Approximate Gross Internal Area = 615.8 sq m / 6628 sq ft

Outbuildings = 247.6 sq m / 2665 sq ft

(Including Barn)

Total = 863.4 sq m / 9293 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 03.08.2016

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