



3 Mayfield Court  
Victoria Road | Freshfield | Formby | Liverpool | L37 7JL

FINE & COUNTRY



# 3 MAYFIELD COURT

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*It was the peace and tranquillity which first attracted the current owners to Mayfield Court. "We loved the secluded location" they say. Nestled in a superb secluded setting in the highly sought after area of Freshfield, this is the ultimate family home, offering the perfect intersection of luxury and comfort.*





THREE









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#### Tenure: Freehold

On entering the property, there is an impressive entrance hall which gives access to the main reception rooms including a fabulous open plan living and entertaining room complete with solid oak flooring and French doors leading outside, a purpose-built study, an elegant dining room and a stylish conservatory with access to the gardens.

There is also a cloakroom/wc, a laundry room, a gymnasium and a gorgeous kitchen comprehensively fitted with a range of units, granite work surfaces and a selection of top quality integrated appliances including a range style cooker and American style refrigerator.

A particular feature of the property is the heated indoor swimming pool which incorporates a spa Jacuzzi and two waterfall features and an integrated plasma television as well as bi-folding doors leading onto a decked patio with seating area.

Upstairs the master suite comprises a generously proportioned bedroom with integrated plasma television, a separate dressing room and a truly luxurious en suite bath and shower room. There is also a home cinema room with French doors opening onto a feature balcony.

The guest bedroom also has an en suite bath and shower room and there are three further bedrooms, one with an en suite shower room, and a modern family bathroom completes the accommodation.

Outside the walled and gated grounds include a block paved driveway with an attractive water feature and ample parking to the front with an enclosed westerly facing garden to the rear which has lawns, mature trees and shrubs and a raised decked patio area with seating, ideal for al fresco entertaining.



## Ground Floor

### Covered Entrance

Yorkshire stone floor and seating area.

### Hallway

U.P.V.C. framed double glazed window to front with lead lights; understairs storage; 'Karndean' flooring.

### Cloakroom

Suite comprising a wall mounted wash hand basin; cantilevered w.c.; ladder style radiator; part tiled walls; tiled floor; U.P.V.C. framed double glazed window with lead lights and obscure glass.

### Lounge - 6.34m (20'10") x 4.62m (15'2") : 29.2908 sqm (315 sqft)

U.P.V.C. framed double glazed window to front with lead lights; U.P.V.C. framed double glazed box bay window to side; U.P.V.C. framed double glazed double opening French doors with matching side panels to rear garden; wall mounted flame gas fire; two wall light points; solid oak strip flooring.







#### Study

**2.92m (9'7") x 2.52m (8'3") : 7.3584 sqm (79 sqft)**

U.P.V.C. framed double glazed window to front with lead lights; built in units; solid oak strip flooring.

#### Sitting Room

**5.14m (16'10") x 3.97m (13'0") : 20.4058 sqm (220 sqft)**

U.P.V.C. framed double glazed window to front with lead lights. Laminate flooring, double radiator. Low voltage downlighters to ceiling.

#### Dining Room

**3.93m (12'11") x 3.48m (11'5") : 13.6764 sqm (147 sqft)**

Two wall light points; limestone tiled floor; open to:-



#### Conservatory

**3.76m (12'4") x 3.56m (11'8") : 13.3856 sqm (144 sqft)**

U.P.V.C. framed double glazed windows and U.P.V.C. framed double glazed double opening French doors to rear garden; solid wood flooring.

#### Kitchen

**3.89m (12'9") x 3.47m (11'5") : 13.4983 sqm (145 sqft)**

Extensive range of units to include base, wall and drawer units; granite work surfaces incorporating 'Franke' inset sink; 'Bosch' integrated dishwasher; 'Bosch' integrated microwave; 'Siemens' integrated coffee maker; sub-zero wine cooler with drawers below; integrated American style refrigerator; 'Belling' range style cooker with 'Belling' brushed steel extractor canopy above; wine storage; pelmet lighting; low voltage downlighters to ceiling; part tiled walls; limestone tiled floor; U.P.V.C. framed double glazed window to rear; open to :





#### Utility Room

**3.52m (11'7") x 2.76m (9'1") : 9.7152 sqm (105 sqft)**

Selection of base and wall units; granite work surfaces incorporating 'Franke' inset sink with mixer tap; plumbing for automatic washing machine; space for tumble dryer; cupboard housing 'Glow Worm' gas heating boiler; low voltage downlighters to ceiling; limestone tiled floor; U.P.V.C. framed double glazed door and window to rear.

#### Gym

**4.78m (15'8") x 3.51m (11'6") : 16.7778 sqm (181 sqft)**

U.P.V.C. framed double glazed window to front with lead lights; low voltage downlighters to ceiling; double French doors to pool room.

#### W.C

Low level w.c.; pedestal wash hand basin; part tiled walls; extractor.

#### Swimming Pool

**12.22m (40'1") x 8.14m (26'8") : 99.4708 sqm (1071 sqft)**

Natural granite tiled deck level pool incorporating 'Spa Jacuzzi' and waterfall features; integrated plasma t.v.; two U.P.V.C. framed double glazed windows to front; U.P.V.C. framed double glazed bi-folding doors opening onto decked patio with seating area.

#### Pump Room





“I love the bright and airy conservatory with views of the garden and of course, the pool and cinema.”











# Seller Insight



Since moving in the owners have made various improvements to the property, including the purchase of extra land. "We built a large extension including an indoor pool and cinema room, which have been fantastic for the whole family, as well as for entertaining" say the owners. The gymnasium, swimming pool, Jacuzzi, cinema room and first floor balcony all combine to give this magnificent property a real touch of class, turning a cosy yet contemporary family home into something really quite special.

With five bedrooms and multiple reception rooms, there is plenty of space for the whole family. The lounge, sitting room and open plan kitchen/dining area are all perfect spaces to spend time together or to entertain guests, while the study offers a quiet place to sit and work away from the hubbub of family life. A bright and airy conservatory offers pleasant views of the beautifully landscaped gated rear gardens, which are also echoed to the front of the house. A detached double garage offers plenty of storage and covered parking, and has potential to be converted into a home office or self-contained annexe for supplementary accommodation to this already expansive family house.

Mayfield Court sits within walking distance of the village, which has a good mix of shops, bars and restaurants. Schooling in Formby is excellent, with enviable Ofsted and national results and various private schools from which to choose. For leisure time, there is an abundance of golf courses lining the coastline, including West Lincs, Hillside and Formby Golf Clubs. Also nearby is the local National Trust area, offering stunning long walks through sand dunes with fantastic views of the coastline. For city life not far from Freshfield, look no further than cultural hub Liverpool and the buzzing Manchester, only 40 minutes away. Both have airports and good rail links to London and the rest of the country.

"The rear garden has an amazing sunny aspect and is completely private. There is also a deck and fire-pit for cooler evenings."

"I recently had a 50th birthday party in the house and we've held numerous family Christmas events, birthday parties and barbecues here over the years."

"What we will miss most about living here when we leave are the privacy and the sunny aspect, both of which have been wonderful."









## First Floor

### Landing

Cylinder cupboard.

### Master Bedroom

**6.38m (20'11") x 3.51m (11'6") : 22.3938 sqm (241 sqft)**

U.P.V.C. framed double glazed window to front with lead lights and obscure glass; U.P.V.C. framed double glazed window to rear; 'Karndean' flooring; wall hung cupboards; integrated plasma tv; low voltage downlighters to ceiling.

### Master Dressing Room

U.P.V.C. framed double glazed window to front with lead lights and obscure glass; 'Karndean' flooring; open units with hanging rails, shelving and storage.

### Master Bedroom - En suite

'Hansgrohe' shower compartment fitted with 'Shower Heaven' system and 'Hansgrohe Raindance Rainfall' overhead shower; hand built roman bath; twin hand made limestone wash hand basins; 'Hatbox' w.c.; two wall hung radiators; polished sandstone tiled walls; limestone tiled floor; U.P.V.C. framed double glazed window to front; U.P.V.C. framed double glazed double opening French doors to rear balcony.

### Balcony

Stainless steel and smoked glass; granite tiled floor.







#### **Bedroom Two**

**4.43m (14'6") x 3.93m (12'11") : 17.4099 sqm (187 sqft)**

U.P.V.C. framed double glazed window to rear; built in wardrobes with hanging rails and shelving.

#### **Bedroom Two En suite**

Suite comprising a tiled sided bath; tiled shower compartment fitted with mains shower; wall mounted wash hand basin; low level w.c.; tiled walls; tiled floor; low voltage downlighters to ceiling. U.P.V.C. framed double glazed window to front with lead lights.

#### **Bedroom Three**

**3.85m (12'8") x 3.43m (11'3") : 13.2055 sqm (142 sqft)**

U.P.V.C. framed double glazed window to rear; built in wardrobe with hanging rail and shelving.

#### **Bedroom Four**

**4.15m (13'7") x 2.91m (9'7") : 12.0765 sqm (130 sqft)**

U.P.V.C. framed double glazed window to rear; built in wardrobe with hanging rail and shelving.

#### **Bedroom Three En suite**

'Porcelanosa' tiled shower compartment fitted with mains shower with large shower head, hand held shower head and body jets; pedestal wash hand basin; low level w.c.; tiled floor; low voltage downlighters to ceiling; U.P.V.C. framed double glazed window to rear with obscure glass.

#### **Bedroom Five**

**3.35m (11'0") x 2.62m (8'7") : 8.777 sqm (94 sqft)**

U.P.V.C. framed double glazed window to front with lead lights.



#### **Family Bathroom**

Suite comprising a tile sided bath; pedestal wash hand basin; low level w.c.; ladder style radiator; tiled walls; tiled floor; low voltage downlighters to ceiling; U.P.V.C. framed double glazed window to front with lead lights.

#### **Cinema Room**

**6.89m (22'7") x 6.81m (22'4") : 46.9209 sqm (505 sqft)**

U.P.V.C. framed double glazed windows with electrically controlled blinds; U.P.V.C. framed double glazed double opening French doors to balcony; 'Karndean' flooring.











Balcony  
12.28m (40'3") x 2.45m (8'0") : 30.086 sqm (324 sqft)

Garage  
5.98m (19'7") x 5.85m (19'2") : 34.983 sqm (377 sqft)  
Detached double width garage

Outside  
Gardens

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The property is walled and gated with intercom system with the front garden being block paved with a stunning water feature and providing ample parking. The enclosed landscaped westerly facing rear garden is laid to lawn with borders containing numerous small trees, flowering shrubs and bushes; raised decked patio with seating area, feature brick built planters.





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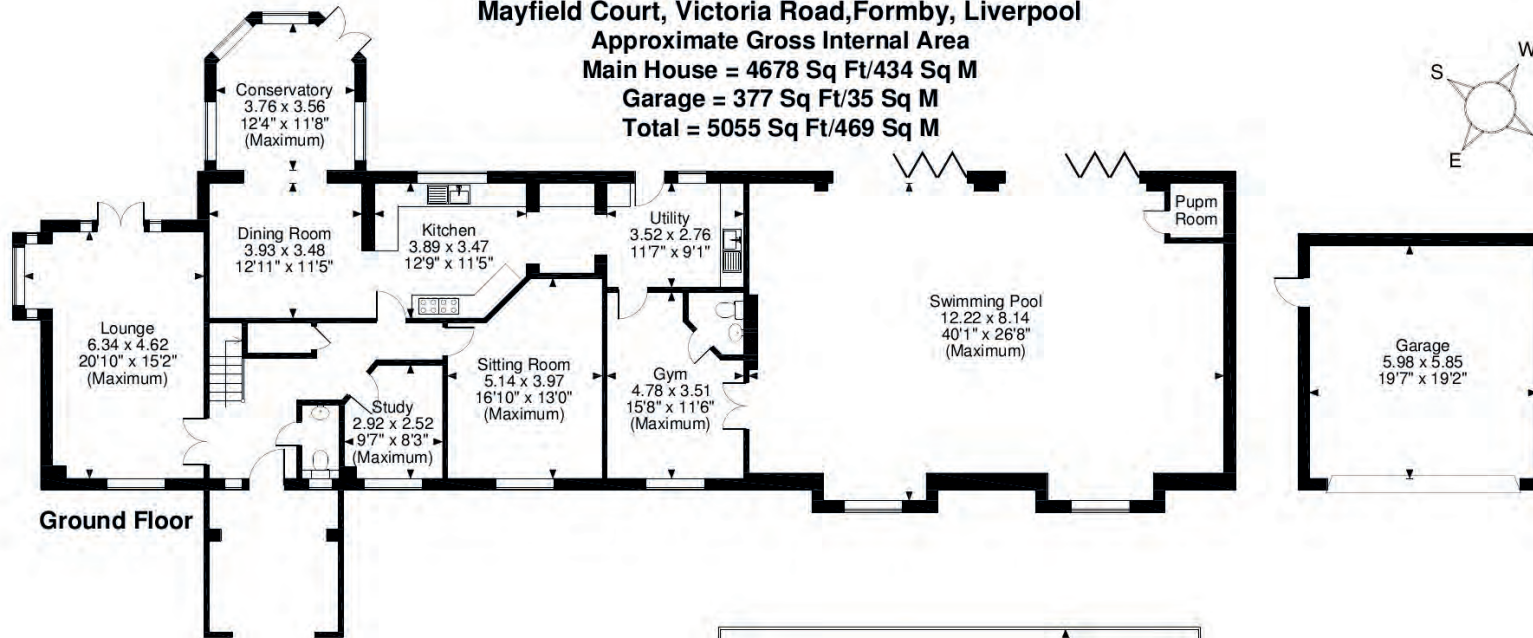
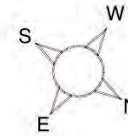
# Mayfield Court, Victoria Road, Formby, Liverpool

Approximate Gross Internal Area

Main House = 4678 Sq Ft/434 Sq M

Garage = 377 Sq Ft/35 Sq M

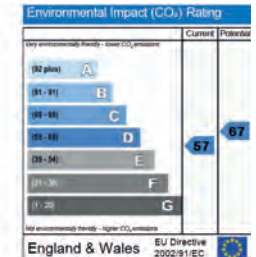
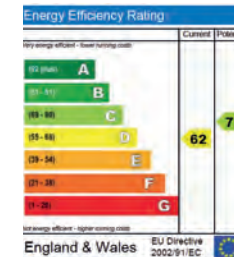
Total = 5055 Sq Ft/469 Sq M



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY  
FOUNDATION

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