



GREYSTOKE
94 Victoria Road | Formby | Merseyside | L37 1LP

FINE & COUNTRY

GREYSTOKE

The property was built in 1921, and although over the years it has been extended and renovated, it retains a great many beautiful period features as well as an abundance of character and charm.







Located within 1/2 an acre of impressively landscaped grounds, this stunning detached property has been sympathetically restored and boasts a wealth of original features. The property is known as one of the first mansion houses in Freshfield built in attractive Arts and Crafts style and in order to truly appreciate the quality of this home, viewing is highly recommended.

Features include a selection of marble and stone fireplaces, solid wood block flooring, a vaulted hall ceiling and an impressive galleried staircase, as well as a fantastic indoor swimming pool, Jacuzzi and a gymnasium. There is also an attractive hand crafted orangery opening onto the gardens as well as extensive accommodation on the second floor ideal for separate living arrangements. The newly installed kitchen overlooking the gardens is a particular feature. There are five bedrooms and five bathrooms. In all, the accommodation extends to over 6,600 square feet.

Vestibule

Seated area, leaded light windows.

Entrance Hall

Wood panelled walls, light oak wood block floor, Delph rails, cast iron radiators, original open fireplace with cast iron canopied 'living flame' gas fire. Georgian style window and glazed doors to rear hall and orangery.

Cloakroom

Leaded light and stained glass pane to door; pedestal wash hand basin; Portuguese tiled walls and wood block flooring; leaded light and stained glass door to:

Separate W.C

Portuguese tiled walls and wood block flooring.

Reception room - 7.05m (23'2") x 5.31m (17'5")

Bay window to front with window seat, wood block flooring, feature inglenook with two stained glass windows. Marble fireplace with original mahogany surround and fitted with a 'living flame' gas fire, ornate plaster work and wood carving with decorative mouldings, window to orangery.

Living room - 4.67m (15'4") x 3.62m (11'11")

Georgian style window to vestibule and front garden. Wood block flooring; period style fireplace with tiled inset and fitted with a 'living flame' gas fire; two built in panelled cupboards and built in display cabinet with leaded light glass.

Dining room/Snooker room - 6.15m (20'2") x 4.98m (16'4")

Jacobean oak panelling to dado with full length panelling to Inglenook. Stone and Herringbone brick fireplace with 'living flame' gas fire, wood block flooring and cast iron radiators, three quarter size oak snooker table, which converts into a ten seated dining table (available to purchase by separate negotiation). Bay windows to front garden.

Kitchen - 7.49m (24'7") x 3.23m (10'7")

Extensive range of hand painted units to include base; wall and drawer units; pull out larder storage; one and a half bowl drainer stainless steel sink unit with mixer tap; space for range style cooker; integrated microwave; refrigerator and dishwasher; china cupboards; French dresser with glass china cupboard; breakfast bar incorporating base and drawer unit; wine storage and basket drawers; under unit lighting, part tiled walls; wood block flooring; and has French doors which open out to the patio; glazed window to rear and side with Georgian panes.



step inside



Rear hallway

Built-in Butler's cupboard and quarry tiled floor; Georgian style windows and door to rear patio leading to:

Boot room

With fitted hanging rails and wooden seating, quarry tiled flooring and leading to:

Study

Windows to front garden; three telephone lines.

Garage - 10.06m (33'0") x 3.77m (12'4")

Up and over remote controlled electric door. Access to rear hall.

Utility room - 3.56m (11'8") x 2.97m (9'9")

Range of fitted cupboards and drawers with working surfaces and plumbing for washing machine and vented for tumble dryer; antique Butlers sink with removable wooden drainer; double French door to patio.

Summer room - 5.14m (16'10") x 3.74m (12'3")

Three double French doors to patio and garden.

Cloakroom

Fitted with two piece suite comprising pedestal hand basin and low level WC.

Orangery - 7.11m (23'4") x 4.06m (13'4")

Georgian style windows and double opening French doors to side and rear garden; Spanish style tiled floor; and doors to swimming pool and:

Inner hallway

Inner hallway leading to

Cloakroom

Changing, shower room, wc.

vendor



"We moved to Greystoke in 1991," says Graham, "and at that time we were new to the area, but the combination of this house and the location was absolutely perfect for us as a family. It was convenient for work and the fact that it's just five minutes from the beach was wonderful for the children." This beautiful, Arts and Crafts style family home occupies a much sought after location on the fringes of the affluent town of Formby. It was built in 1921, and although over the years it has been extended and renovated, it retains a great many beautiful period features as well as an abundance of character and charm.



insight



“We also have what the children call the ‘posh lounge’, the more formal dining room with its beautiful oak panelling, which is lovely for entertaining, and the ‘cosy room’ where the children would congregate to watch TV. It’s a very versatile house and has served us well as a family, particularly as the children got older. All but one has moved out now, but they still love coming back for weekends.”







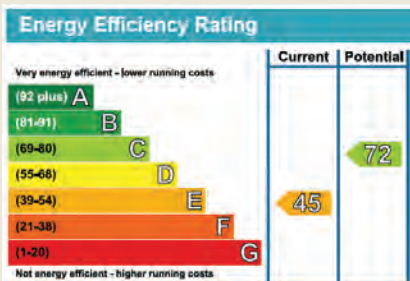
“I suppose the biggest change that we have made to the house was the addition of an indoor swimming pool,” says Graham. “Being a consultant, I was on call for much of the time, so we were rather tied to the house. Having the pool meant that the children had something to occupy their time, and we were able to have some amazing parties. Another change we made was to the kitchen,” continues Graham. “When we came here it was more of a scullery, so we combined some smaller rooms to create a really nice open-plan kitchen and dining area. It overlooks the garden and has French doors which open onto the patio, so during the summer months in particular it’s the part of the house to which we tend to gravitate.”





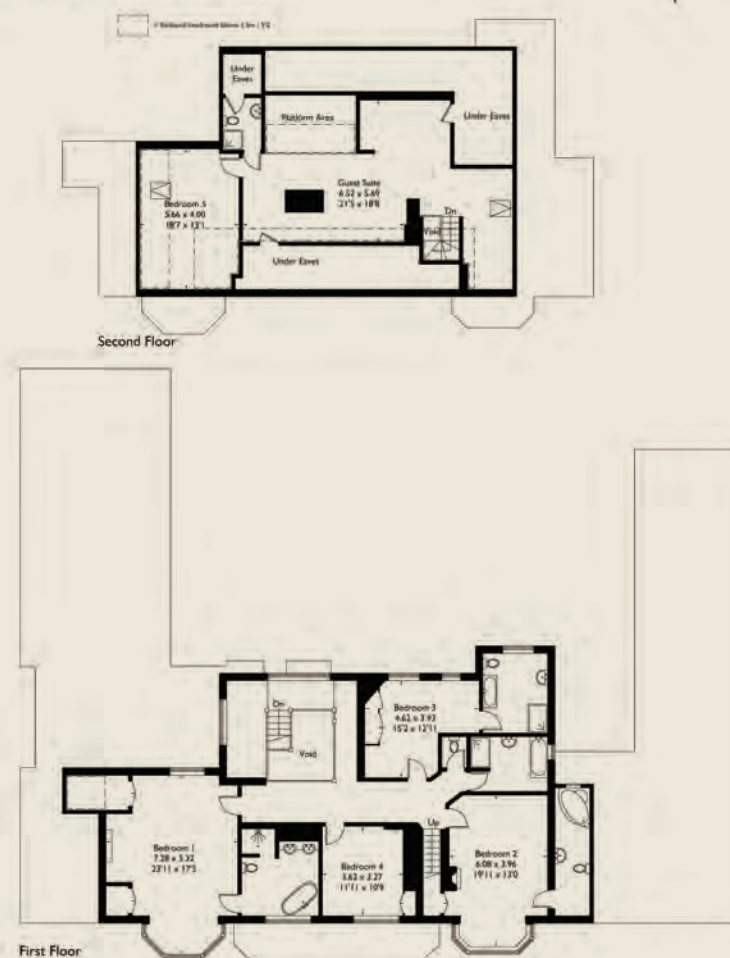
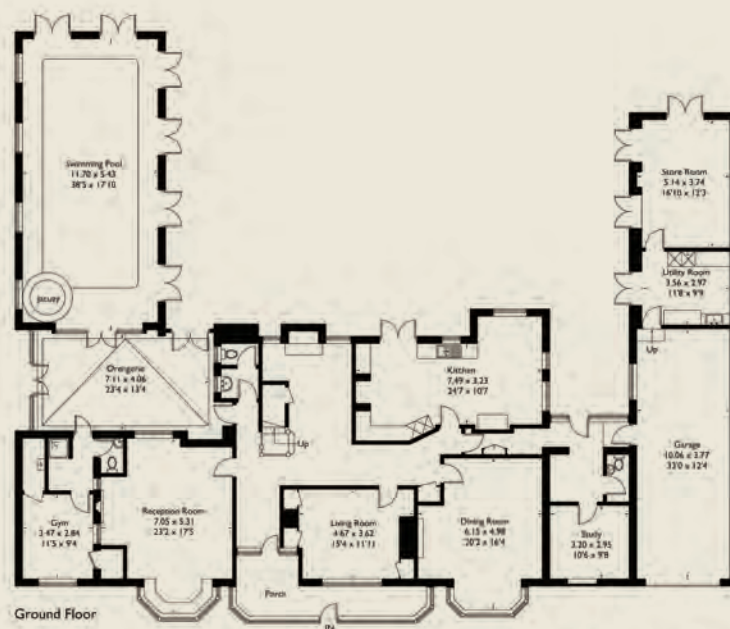
***“The garden is probably one of the loveliest features of this house,”** says Graham, “and has provided me with some of my happiest memories. It’s a great big space that’s fabulous for parties; large enough for a good game of football and it’s where the children all learnt to ride their bikes. It’s almost one hundred years old and was wonderfully established when we came here, so we haven’t needed to do much except lay a patio. The way that it has been planted means that there is colour all year round, and so when I come home at the end of the day I shut the gate and feel as if I’m in my own area of parkland. The location of the house couldn’t be better, particularly for families, there’s plenty to do. Apart from the beach there’s the Pinewoods Nature Reserve, which is a dog walkers paradise, and we also have the golf course and tennis club just a stroll away. In my mind this is the perfect family home,” concludes Graham, “and I’d love to see it go to another family who will enjoy it as much as we have.”*





94 Victoria Road, Formby, Liverpool, L37 1LP

Approximate Gross Internal Area = 627.0 sq m / 6749 sq ft
(Including Garage / Excluding Under Eaves / Void)



FLOORPLANZ © 2015 0845 6344080 Ref: 150565

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. Printed 25.08.2015

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Gym - 3.47m (11'5") x 2.84m (9'4")

Georgian style windows to front; large storage room and pump room for swimming pool.

Swimming pool - 11.7m (38'5") x 5.48m (18'0")

Fully tiled pool 33' x 12' to a depth of 9'. Four double French doors opening to patio and two double doors opening to garden. Circular four seater Jacuzzi; de-humidifier; non slip Spanish style tiled floor and sandstone coving.

First Floor

Landing with Study Area

Windows to side and rear; Lincrusta panelling to dado height; vaulted open beamed feature ceiling with coving.

Master bedroom - 7.28m (23'11") x 5.32m (17'5")

Two walk-in wardrobes with shelving and hanging rails; feature mouldings and coved ceiling; Inglenook with period style 'living flame' gas fire; bay window to front overlooking garden and Georgian style window to rear.

Master En Suite

Suite comprising of a freestanding bath with freestanding mixer tap, oversized walk-in tiled shower compartment fitted with mains shower, his and hers wall mounted wash hand basins with mixer taps and shelving below, low level w.c. and bidet; ladder style radiators; tiled walls and floor; Georgian style window to front

Bedroom Two - 6.48m (21'3") x 3.96m (13'0")

Bay window to front; walk-in wardrobe; cast iron fireplace.

Bedroom Two En Suite

Period style corner bath; pedestal wash hand basin and low level w.c.; Lincrusta to dado height; Georgian style window

Bedroom Three - 3.62m (11'11") x 3.67m (12'0")

Built-in wardrobe; Georgian style window overlooking rear garden.

Bedroom Three En Suite

Suite comprising of a spa bath; walk-in shower compartment fitted with mains shower; wall mounted wash hand basin; low level w.c.; ladder style radiator; low voltage down lighters to ceiling; part tiled walls.

Bedroom Four - 4.62m (15'2") x 3.93m (12'11")

Built-in wardrobe; Georgian style window overlooking front garden.

Family bathroom

Suite comprising a panelled bath, pedestal wash hand basin and large shower enclosure; Georgian style window. Separate w.c..

Second floor

This extensive area, currently used as a guest suite, can easily be adapted to suit changing family needs. This floor would be ideal for a teenager suite or could provide accommodation for a Nanny.

Guest Suite - 6.52m (21'5") x 5.69m (18'8")

Open plan lounge area at present with home cinema, study area and additional sleeping area; Velux window; feature exposed timbers.

Bedroom Five - 5.66m (18'7") x 4m (13'1")

Velux window and exposed beams.

Shower Room

Shower enclosure; low level w.c.; pedestal wash hand basin.



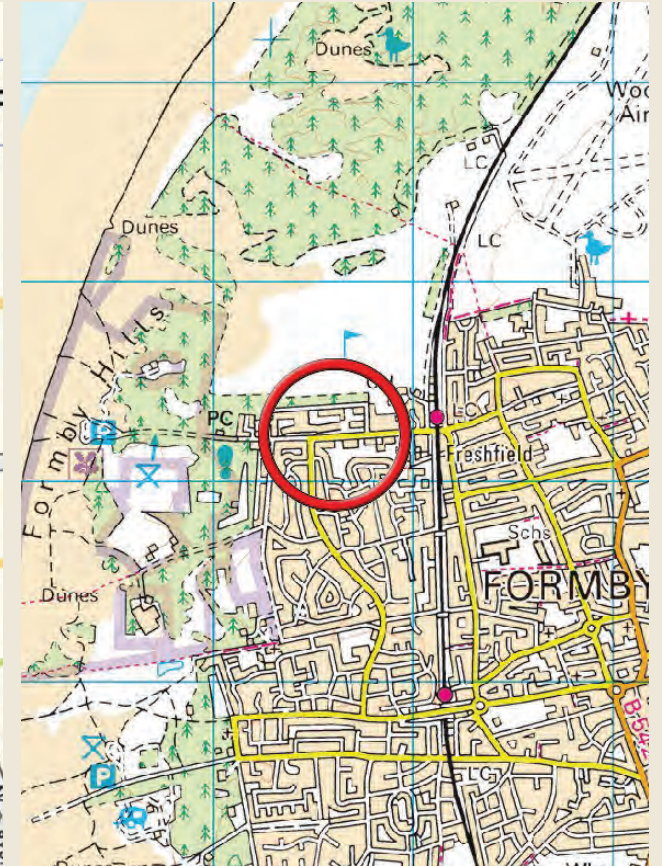
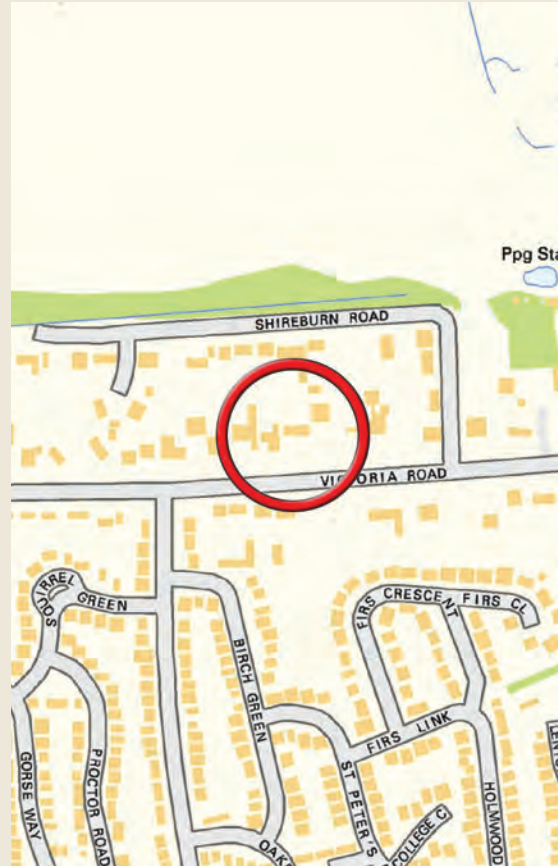


Outside

Greystoke is accessed through double opening solid wood electric gates with engraved sandstone entrance pillars. The sweeping limestone gravelled driveway is lined by quarry rocks and affords ample parking space for six vehicles. There is a separate pathway through the garden which is laid to lawn with established shrubbery. The extensive rear garden has a large block paved patio which is approximately 1,400 square feet with two seating areas and steps down to the garden. The garden itself is divided into a large lawn area, a walled orchard of apple, cherry, plum and pear trees. There are large mature trees to front and rear providing a high degree of privacy. Outside water taps to front and rear.

Additional Information

Antique light fittings and chandeliers matching the period of the house are available by separate negotiation.



Viewing arrangements strictly via the vendors' sole agents

Fine & Country on 01704 468040



GREYSTOKE

“The location of the house couldn’t be better, particularly for families. We have a superb selection of both state and private schools in the local area, the railway station, which is only a couple of minutes away has a mainline service to Liverpool, and we have an array of little shops just five minutes away.”

