



LARKHILL FARM
Formby | Liverpool | Merseyside

FINE & COUNTRY

LARKHILL FARM

Completed just three years ago, Larkhill Farm is a magnificent property that occupies a beautiful and enviable position just minutes from the undulating dunes of Formby beach.







Unlike anything else on the market, this simply exceptional property has to be viewed in order to be truly appreciated. Standing within five acres of immaculately maintained grounds, this eight bedroom mansion house offers incredibly spacious accommodation which has been painstakingly rebuilt and extended, to create what can only be described as an utterly outstanding family home.

The main property boasts more than 14,200 sq. ft. with additional accommodation adding up to a further 2,300 sq. ft., providing space which is quite phenomenal.

Approached through state-of-the-art double electric gates along a private lane, the property is flanked by an extensive sweeping driveway and has uninterrupted views of the adjoining woodland. Particular features of the exterior of the house include an all-weather tennis court, barn and stables as well as formal lawns, woodland, a family garden, a summerhouse and a pergola.

The accommodation itself is spread over four floors with there being a main house and an ancillary adjoining property. The attention to detail inside is second to none and throughout the property there is an amazing array of features from the internal bespoke oak frame, polished oak flooring, bi-folding doors and ornamental fireplaces, to vaulted ceilings, solid oak balconies and feature windows. The house has underfloor heating throughout and a state of the art Sonos sound system.

On the ground floor, there is a fabulous chlorine-free, ozone swimming pool with a jacuzzi and male and female changing rooms. The pool house has sliding doors along the full length of the property opening onto an inside music room and an outside patio area, making it the perfect space for entertaining purposes.

Other features of the ground floor include the entrance vestibule, the grand reception hall, large fully fitted kitchen/dining room with utility and boot room, spacious lounge, inner hallway, formal dining room, stunning music room, gymnasium, inner hallway, swimming pool complex, two sets of changing rooms, linen store and cloak room.

To the first floor there is a landing, the master bedroom with personal bathroom and dressing room, a further two bedrooms and Jack and Jill bathroom.

To the second floor there is a guest suite with double bedroom, dressing area and personal bathroom.

The ancillary house has to the ground floor a large kitchen diner/entertaining area with secondary dining room, utility room and cloakroom. To the first floor there are four double bedrooms, a storage room and luxury family bathroom.

The basement of the property spans both the main house and the ancillary house and incorporates a fantastic children's play area with stage, a wine cellar, games area, bar and entertaining area as well as a state of the art cinema.

The two storey barn is separated into a double garage to the front, single garage to side, both with oak bi-folding doors, storage area to the eaves, cloakroom with two piece suite, and door to stables

The stables are currently divided into three but can home five horses. All stables are fitted with electric and water supplies, have oak stable doors and windows to front.

Ground Floor

Vestibule

With stone step and solid oak door leading onto:

Formal Hall 4.7m (15'5") x 3.3m (10'10") : 15.51 sqm (167 sq. ft.)

With triple height ceiling, Velux windows above, door to cloakroom, inner hall and family dining area, solid oak flooring, oak staircase with oak balustrade to both the 1st floor and the basement, recessed spot lighting, alarm panel.

Cloakroom 2.5m (8'2") x 1.3m (4'3") : 3.25 sqm (35 sq. ft.)

Fitted with two piece suite comprising floating hand basin, low level WC, heated towel rail, tiled floors and frosted glass window to the front.

Kitchen Dining Area 6.5m (21'4") x 6.5m (21'4") : 42.25 sqm (455 sq. ft.)

Separated into two areas, the dining area has solid oak French doors opening onto the patio and a feature fireplace. The kitchen area is fitted with a selection of floor units, wall display cabinets, dual Belfast sink with Quooker instant hot water taps, granite work tops, double Aga oven and hob, dishwasher. Breakfast island with granite work top, selection of fitted drawers and wine cooler. The kitchen has windows overlooking the gardens and patio areas and comes fitted with spot lighting, low level LED lighting as well as integrated sound system. Laundry chute. Tiled floors throughout.

Pantry 2.8m (9'2") x 1.8m (5'11") : 5.04 sqm (54 sq. ft.)

Fitted with a selection of cupboards and shelves, automatic lighting and stone tile flooring.

Boot Room 3.4m (11'2") x 1.8m (5'11") : 6.12 sqm (66 sq. ft.)

Fitted with a selection of floor and wall units, granite work top and stainless steel sink. With oak window to front and solid oak door to side.



step inside



Lounge 5.8m (19'0") x 4.7m (15'5"): 27.26 sqm (293 sq. ft.)

Situated off the kitchen dining area, with log burner and oak fireplace, fitted oak shelving, oak skirting, oak windows to sides, oak French doors to patio, tiled flooring, recessed spot lighting and integrated sound system.

Inner Hallway

With window to the front, door onto formal dining room and two steps up to gymnasium.

Formal Dining Room 7.1m (23'4") x 4.8m (15'9"): 34.08 sqm (367 sq. ft.)

Impressive formal dining room with wood burner and stone fireplace, fitted oak shelving, solid oak flooring and skirting, oak French doors to patio, oak window to side.

Music Room 7.1m (23'4") x 5.7m (18'8"): 40.47 sqm (436 sq. ft.)

Grand music room with vaulted beamed ceiling, tiled flooring with inset lighting, oak French doors onto patio, oak windows overlooking front gardens and a sliding oak and glass screen overlooking swimming pool.

Gymnasium 6.1m (20'0") x 5.8m (19'0"): 35.38 sqm (381 sq. ft.)

Steps down to large gymnasium area fitted with solid oak flooring, mirrored wall, windows to the front of the property as well as overlooking the pool, recessed spot lighting and integrated sound system, steps with fitted LED lighting up to sliding oak door leading onto:

Inner Hallway

With tiled flooring, turned oak staircase to 1st floor of ancillary house and basement, doors to changing rooms, linen store and swimming pool.

Swimming Pool Complex 19.2m (63'0") x 8.5m (27'11"): 163.2 sqm (1757 sq. ft.)

Truly unique, the complex not only boasts a chlorine-free, ozone infinity swimming pool with Jacuzzi, flume and water jets; but the room itself has fully tiled surround with inset lighting, vaulted oak ceiling, single piece glass skylight running the full length of the complex and retractable full height oak doors onto the patio bringing the outside in.

Linen Store 2.3m (7'7") x 2.2m (7'3"): 5.06 sqm (54 sq. ft.)

Fitted with a selection of shelves and having tiled floor.

Cloakroom 2m (6'7") x 1.7m (5'7"): 3.4 sqm (37 sq. ft.)

Fitted with two piece suite comprising pedestal hand basin, low level WC, tiled flooring and spot lighting.

Male Changing Rooms 3.3m (10'10") x 2.5m (8'2"): 8.25 sqm (89 sq. ft.)

Fitted with oversized walk-in shower having waterfall as well as traditional shower heads, fully tiled walls and floors, dressing area with vanity unit, fitted mirror with lighting, recessed lighting, integrated sound system, heated towel rail, fitted oak seating.

Female Changing Rooms 4.2m (13'9") x 2.6m (8'6"): 10.92 sqm (118 sq. ft.)

Fitted with oversized walk-in shower having waterfall as well as traditional shower heads, fully tiled walls and floors, dressing area with vanity unit, fitted mirror with lighting, recessed lighting, integrated sound system, heated towel rail,

Second Dining Room 10.6m (34'9") x 5.7m (18'8"): 60.42 sqm (650 sq. ft.)

Large dining/living area servicing the ancillary house and having stone tiled floor, wood burning stove into stone fireplace. Sliding oak doors onto patio and leading onto:

vendor



The aim was to maximise the potential of the stunning location and create a spacious and comfortable home in which the current owners' young family could grow. The result is a luxurious property that has been built to the highest standards, and one that incorporates a wealth of outstanding features, such as a swimming pool complex, an all-weather tennis court, a cinema and even a lavish children's playroom complete with stage.



insight



Externally the main house has been designed in the style of a 1930s arts and crafts mansion house, and so fits beautifully with the narrative of its glorious surroundings, however internally the owners were keen to inject a combination of both traditional and contemporary styles. Seasoned oak beams, window frames and flooring as well as natural stone tiling meld beautifully with high-end fixtures and fittings, and with daylight and the magnificent views from the house being a constant feature, a huge amount of glazing has been used throughout.







It is fair to say that the attention to detail throughout this outstanding home is second to none. In the pool area, for example, a bank of retractable glazed oak doors can be pushed back to create a wonderful connection with the patio terrace and south-facing lawn beyond.





The five acres of sprawling grounds that surround this lovely home are every bit as impressive as the house itself, and have been designed to maximise the potential of the wonderfully idyllic setting.



Formby, L37

Approximate Gross Internal Area = 1384.9 sq m / 14907 sq ft
 Garage Floor = 131.8 sq m / 1419 sq ft
 Stables = 93.6 sq m / 1008 sq ft
 Total = 1610.3 sq m / 17333 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82

FLOORPLANZ © 2015 0845 6344080 Ref: I53432

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 28.09.2015

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Second Kitchen

5.7m (18'8") x 3.7m (12'2"): 21.09 sqm (227 sq. ft.)

Again servicing the ancillary house, and fitted with a selection of bespoke floor and wall units. Black granite work tops and under-slung Belfast sink. Double Aga stove and hob, American style fridge freezer and dishwasher. Oak sliding doors onto patio.

Basement

Accessed via main hallway, inner hallway and with the added benefit of a double width staircase from the side of the property.

Entertainment Area

With built-in storage, seating and television area, double radiator and leading onto:

Children's Play Room

Large children's entertainment area, with hand painted walls, stage and lighting, sound system, programmable LED lighting, two double radiators and door to service staircase.

Inner Hallway

With oak staircase to ground floor of ancillary house.

Wine Cellar

Fitted with a selection of bespoke oak wine racks and cupboards, LED lighting, half height double glazed oak windows overlooking games area.

Games Area

With two viewing windows on to swimming pool, recessed lighting, door to plant room, communications room and steps down to party room.

Communications Room

Housing all the communications, CCTV and sound system for the entire property.



Plant Room

Housing all the underfloor heating systems.

Pool Plant Room

Housing all the swimming pool filtration and heating units.

Party Room

Large seating area, 88" television screen, bar area with wooden bar front, fitted wine racks and shelving to rear, LED lighting and doors to cinema, cloakroom and inner hallway.

Cloakroom

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

Inner Hallway

Hanging cloakroom area and stairs to main house hallway.

Laundry Room

Fitted with laundry chute servicing main house, fitted shelving, plumbing for two washing machines and dryers, fitted work tops and stone flooring.

Cinema/Games Room

With wall projected cinema screen large and surround sound, large seating area to front, games area to the rear.





Main House First Floor

Landing

Galleried double height landing with windows overlooking the front gardens and accessing the three first floor bedrooms.

Master Bedroom

Front facing master bedroom running the full width of the property with windows to three sides, fitted carpets, dressing table and seating area, television point and leading onto:

Master Bedroom Personal Bathroom

Fabulous bathroom with walk-in oversized shower with waterfall shower head, traditional shower, feature teardrop free-standing bath, large floating sink with vanity unit under and fitted lit mirror above. Low level WC, bespoke ripple effect tiled walls, fully tiled floor and laundry chute.

Master Dressing Room

Fitted with a selection of fitted shelving, cupboards and rails, fitted carpet and spot lighting.

Bedroom Two

Rear facing double bedroom with two windows overlooking gardens, fitted wardrobes and dressing table, fitted carpets television points, laundry chute and leading onto:

Jack and Jill Bathroom

Servicing bedroom two and three and fitted with Villeroy & Boch His and Hers sinks with vanity units, mirrors, double-ended bath, oversized walk-in shower, fully tiled floors and walls, frosted glass window to rear.

Bedroom Three

Front facing double bedroom with windows to the front and side, fitted wardrobes and dressing table, fitted carpets television point and laundry chute and door onto Jack and Jill bathroom.

Main House Second Floor

Guest Suite Bedroom

Front facing double bedroom with vaulted ceiling, exposed oak beams, fitted dressing table area, church windows to the front and side, fitted carpets, laundry chute and leading onto:

Guest Suite Dressing Room

Currently used as a play area with arrow slit window to rear,

Guest Suite Personal Bathroom

Entered via the dressing area and with free-standing, claw foot, roll top bath fitted with Villeroy & Boch taps and shower head. Free-standing Villeroy & Boch hand basin set into solid oak vanity unit with Villeroy & Boch mirror above. Walk-in shower with waterfall shower head and additional traditional shower, two church windows, exposed oak beams, vaulted ceiling.

Ancillary House First Floor

Landing

Oak balustrade and doors leading onto five main rooms.

Bedroom Four

With round window to the side, traditional window to the front, fitted carpeting and television and telephone points. Interconnecting door to bedroom five.

Bedroom Five

Round window to the side, interconnecting door to bedroom four, fitted carpets, television and telephone points and built in bespoke children's Wendy house.

Bedroom Six

Having large window overlooking swimming pool, skylight, fitted carpets and door onto:

Storage Room

Fitted with selection of shelving, storage to eaves and door onto:

Bedroom Seven

Large double bedroom with fitted bespoke oak wardrobes, dressing area, fitted carpets, television and telephone points, integrated sound system, window to front, bi-folding doors leading onto a spectacular balcony overlooking the rear gardens.

Family Bathroom

Fitted with four piece suite comprising double-ended bath with tiled surround, large walk-in shower with oversized waterfall shower head. His and Hers sinks with recessed vanity units above, low level WC, fully tiled floor and walls, and window to the front.

Barn

Two storey barn with solid brick construction and clad in green oak and cedar shale roof.

Ground Floor

Garage

Solid oak sliding garage doors, three phase electric and water supply and door leading onto:

Garage/store

Solid oak sliding doors, electric and water supply, boiler housing and access to:

First Floor

Mezzanine

Mezzanine double height storage area.

Stables

Separated into five double stables all with traditional oak doors, lighting and water supplies.



Viewing arrangements strictly via the vendors' sole agents

Fine & Country on 01704 468040



LARKHILL FARM

The owners have created a real family home, and one that has all the features that one would expect in a luxury home, as well as a great many more.

