



13A Brows Lane

Formby, Liverpool, L37 3HY

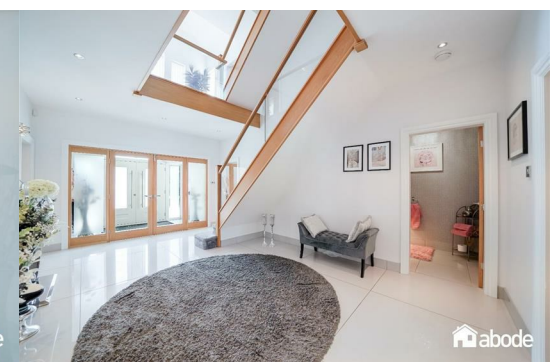
£1,300,000



An exceptional five-bedroom detached residence, constructed in 2016 and finished in an elegant sandstone façade, this remarkable family home combines timeless architecture with contemporary luxury. Occupying a prominent position on the ever-desirable Brows Lane, the property enjoys an enviable setting just a short stroll from Formby Village, placing outstanding schools, independent boutiques, restaurants, cafés, fitness facilities and beautiful parks all within easy reach.

Designed with both family living and sophisticated entertaining in mind, this impressive home is approached via electric entrance gates and a separate electric pedestrian gate, leading to a beautifully landscaped driveway providing extensive parking and access to a substantial double garage with electric door.

Stepping inside, the quality of this home is immediately apparent. A welcoming porch opens into an impressive entrance hallway where a striking glass balustrade staircase rises to a magnificent galleried landing, creating a wonderful sense of space and natural light. The ground floor offers two elegant reception rooms, a stylish cloakroom/WC and an exceptional open-plan kitchen, dining and family room that truly forms the heart of the home.



Occupying the full width of the property, the magnificent principal suite offers a private Juliet balcony overlooking the gardens, a luxurious four-piece en-suite bathroom and an elegant walk-in dressing room.

Two further generous double bedrooms on this floor each benefit from their own beautifully appointed en-suite shower rooms and bespoke walk-in dressing rooms, offering exceptional accommodation for family members or guests.

The second floor continues to impress, providing two further spacious double bedrooms, a stylish family bathroom and a useful storage room, ensuring flexible accommodation for growing families, home working or guest suites.

Externally, the rear garden has been thoughtfully landscaped to provide a generous lawn and expansive patio areas, offering the perfect backdrop for alfresco dining, entertaining or simply relaxing in complete privacy.

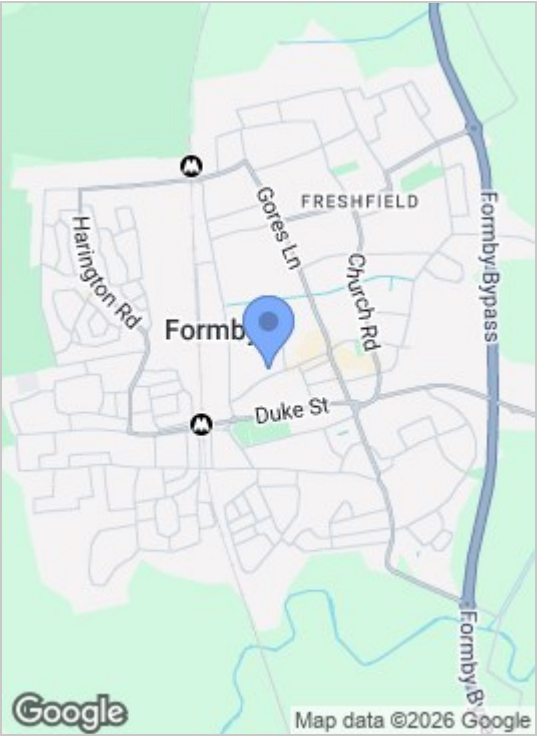
Further enhancing the home's outstanding specification, both the ground and first floors benefit from underfloor heating, delivering exceptional comfort and efficiency throughout.

Offering over three floors of beautifully designed accommodation, finished to an exceptional standard and situated in one of Formby's most prestigious residential locations, this outstanding residence represents a rare opportunity to acquire a truly exceptional family home.

Early viewing is highly recommended to fully appreciate the scale, quality and lifestyle this remarkable property has to offer.

Please check the Stamp Duty Calculator:
<https://www.rightmove.co.uk/stamp-duty-calculator>

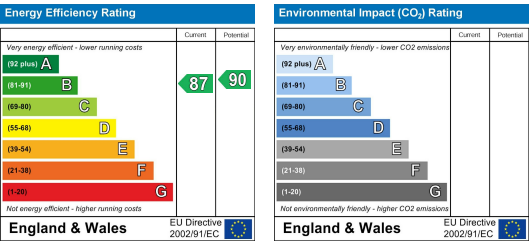
Area Map



Floor Plans



Energy Efficiency Graph



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