



Meols House, 12 Raven Meols Lane, Formby, L37 4DF

Asking Price £749,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale this STUNNING 6 BEDROOM SEMI DETACHED FAMILY HOME which was formerly a convent and is accessed via a private road. The property is situated within close proximity to local schools, transport routes and Formby Pinewoods and beach.

Accommodation is arranged over 3 floors and comprises of hallway, lounge, office, family room, kitchen and orangery to the ground floor. To the first floor there are three bedrooms, family bathroom and WC with a further three bedrooms and shower room to the second floor. There are 3 cellar rooms with 2 accessed from the ground floor hallway and the third from outside.

Outside there is a drive with parking for numerous vehicles, garage, shed and summer house with hot tub. The rear garden has two patio areas, garden house with log burner and shed. It is laid to lawn with trees and shrubs.

Please contact BERKELEY SHAW on 0151 924 6000 to arrange your viewing



Hallway

UPVC composite external door, radiator, Karndean flooring and access to the internal cellars.

Lounge

13'7" x 12'2" (4.14m x 3.71m)

UPVC double glazed windows to front and side, contemporary gas fire, radiator.

Office

13'1" x 9'6" (3.99m x 2.90m)

UPVC double glazed windows, radiator, Karndean flooring.

Family Room

15'3" x 15'0" (4.66 x 4.58)

Log burner, radiator x 2, original parquet flooring, opens to the kitchen

Kitchen

15'3" x 11'0" (4.67m x 3.36m)

Range of oak wall and base units with granite worktops, one and a half bowl stainless steel sink with mixer tap, integrated NEFF double oven, integrated NEFF microwave, NEFF hob, NEFF extractor fan, integrated dishwasher, island with storage cupboards and power sockets, radiator, ceramic floor tiles.

Orangery

27'5" x 13'9" (8.36m x 4.19m)

UPVC double glazed windows, UPVC double glazed patio doors to rear garden, lantern roof, porcelain floor.

First Floor

Skylight

Bedroom 1

15'0" x 15' (4.57m x 4.57m)

UPVC double glazed windows, built in wardrobes and storage cupboard, radiator.

Master Bedroom

17'10" x 12'2" (5.44 x 3.72)

Dual aspect UPVC double glazed windows, radiator.

Bedroom 3

13'1" x 9'6" (3.99m x 2.90m)

UPVC double glazed windows, radiator.

Family Bathroom

10'2" x 8'7" (3.10m x 2.62m)

Low level WC, sink with vanity unit, jacuzzi bath, walk in shower, wall mounted TV, cupboard housing combi boiler, towel ladder radiator, tiled walls and vinyl floor, UPVC double glazed windows.

WC

Low level WC, sink with vanity unit, UPVC double glazed window.

Second Floor

Bedroom 4

14'9" x 12'3" (4.50m x 3.73m)

UPVC double glazed window, velux window, radiator.

Bedroom 5

12'6" x 11'1" (3.81m x 3.38m)

UPVC double glazed window, velux window, radiator.

Bedroom 6

15'1" x 11'11" (4.60m x 3.63m)

UPVC double glazed window, velux window, radiator.

Shower Room

8'9" x 6'4" (2.67m x 1.93m)

Low level WC, sink with vanity unit, walk in shower, tiled walls, vinyl floor.

Outside

To the front there are private electric gates leading to a driveway with parking for several cars and a selection of established trees and shrubs. There is also access to the brick built garage, shed, summer house with hot tub and external cellar. The rear garden has two patio areas, garden house with log burner and shed. It is laid to lawn with trees and shrubs.

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		
		79
	62	
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

