



## 8 Victoria Road, Freshfield, L37 7AG

### Offers Over £4,000,000

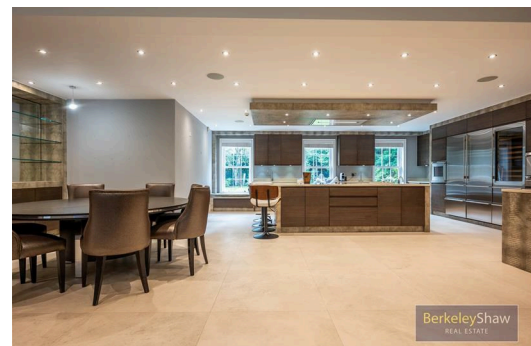
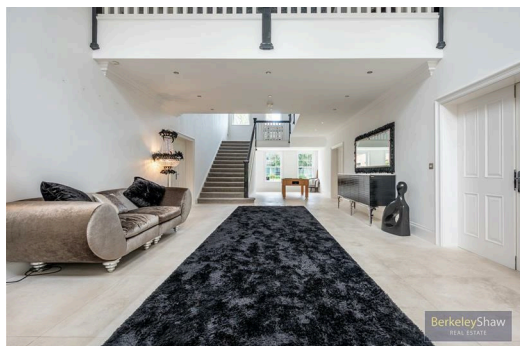
Welcome to this truly unique and distinguished residence on the prestigious Victoria Road in Freshfield, Formby. Set on a private plot with impressive gardens and secure gated access, this home exudes opulence.

Inside, you'll find spacious and thoughtfully designed accommodation throughout. Upon entering, you're greeted by an impressive hall featuring a striking chandelier. The stunning open-plan kitchen, dining, and family area comes equipped with a range of integrated appliances and bi-folding doors that lead to an exceptional swimming pool complex, complete with changing facilities and a steam room—your ultimate relaxation oasis right at home.

The ground floor also includes a utility room, four additional reception rooms, and a WC.

On the first floor, the luxurious master suite boasts two dressing rooms, a beautiful en-suite bathroom, and a balcony offering lovely views of the garden. The landing provides access to two more bedrooms, one with its own en-suite, as well as a family bathroom.

The upper floor features three additional bedrooms, two en-suite bathrooms, and two more dressing rooms.



#### Entrance hallway

48'2" x 16'4" (14.68 x 4.98 (14.69 x 4.99))

impressive feature hallway almost 15m long with chandelier's and sweeping staircase to the first and second floors

#### Cloakroom

7'5" x 10'0" (2.26 x 3.05)

low level w.c, double wash hand basins

#### Sitting room

19'7" x 14'2" (5.97 x 4.32 (5.98 x 4.33))

double doors, wooden floor, display shelving

#### Living room

21'9" x 31'11" (6.63 x 9.73)

double doors from hallway, two sets of french doors to rear garden, opening to:

#### Reception room / Salon

16'6" x 16'7" (5.03 x 5.05)

currently arranged as a hair dressing and make-up salon, mirrors and display areas, windows overlooking the front gardens

#### Kitchen

19'10" x 22'9" (6.05 x 6.93)

a large range of fitted units with worktop surfaces including a breakfast bar, two sinks, high specification integrated appliances including Gaggenau electric hob, Gaggenau oven and warming drawer, wine cooler, fridges, freezer drawers, Quooker tap, windows overlooking the front gardens, opening to:

#### Family/dining room

display shelving and cabinets, television and entertainment area with storage spaces for digital equipment, double glazed french doors to rear garden, bi-folding doors to:

#### Pool room

65'4" x 23'9" (19.91 x 7.24)

close to 20m long, the superb pool room has a heated swimming pool with electrically operated cover, spacious areas for loungers, windows and three sets of french doors opening to the rear garden, doorway to:

#### Changing room

tiled changing area and seating, doorway to:

#### Shower room

large walk-in tiled shower, wash hand basin, low level w.c.

#### Steam room

doorway from the pool room to an enclosed and tiled sauna room with seating

#### Plant room

controls for the swimming pool and the separate boilers to control the temperature of the pool and the air and humidity in the pool room

#### Utility room

10'9" x 7'5" (3.28 x 2.26)

Miele washing machine and tumble dryer, cupboards, tiled floor, door to rear, door to:

#### Boiler room

10'6" x 7'5" (3.20 x 2.26 (3.19 x 2.25))

various boilers that control the property central heating, the instant hot water and security systems and monitors

#### First floor landing

gallery landings looking out to the front and rear

#### Main bedroom

24'6" x 16'1" (7.47 x 4.90)

a pair of french doors opening to the balcony and overlooking the rear garden

#### En suite shower room

15'5" x 12'7" (4.70 x 3.84 (4.69 x 3.83))

high specification suite comprising Gessig shower, Villeroy and Boch bath, his and hers sink units with Hansgrohe taps, low level w.c, tiled walls and floor, two windows overlooking the front

#### His dressing room

11'9" x 16'8" (3.58 x 5.08)

a range of wardrobes, drawers and display areas, windows overlooking the front

#### Her dressing room

20'1" x 13'5" (6.12 x 4.09 (6.13 x 4.10))

a range of wardrobes, drawers and display areas, dressing table with Hollywood style lighting

#### Cinema room

12'5" x 16'6" (3.78 x 5.03)

separate room to the front (potentially a further bedroom) currently used as a cinema room with cinema projector and screen

#### Bedroom 2

17'3" x 16'10" (5.26 x 5.13 (5.27 x 5.12))

fitted wardrobes and drawers, a pair of french doors opening to the balcony overlooking the rear garden

#### En suite bathroom

6'2" x 10'5" (1.88 x 3.18)

luxury en suite bathroom suite comprising Duravit bath with mixer taps and shower attachment, a pair of wash hand basins, low level w.c.

#### Bedroom 3

20'2" x 14'1" (6.15 x 4.29)

two windows overlooking the rear garden

#### Bathroom

15'5" x 13'1" (4.70 x 3.99)

luxury Duravit bathroom suite comprising bath and separate shower, two wash hand basins, low level w.c, tiled walls, tiled floor, two windows looking towards the front garden

#### 2nd floor landing

feature landing looking down towards the front entrance/reception area

#### Front bedroom 4

14'4" x 14'1" (4.37 x 4.29 (4.36 x 4.30))

window overlooking the front, opening to:

#### Dressing room

wardrobes and drawers

#### En suite shower room

12'10" x 6'8" (3.91 x 2.03)

shower cubicle with mixer shower, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail

#### Rear bedroom 5

14'4" x 14'2" (4.37 x 4.32 (4.36 x 4.31))

window overlooking the rear, opening to:

#### Dressing room.

wardrobes and drawers

#### En suite shower room

12'10" x 6'9" (3.91 x 2.06 (3.90 x 2.05))

shower cubicle with mixer shower, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail

#### Bedroom 6

28'9" x 14'3" (8.76 x 4.34 (8.77 x 4.35))

windows overlooking front and rear, feature etched glass double doors, opening to:

#### Trophy room

fitted cupboards with sliding glass doors and glass display shelving

#### Glass hallway

feature hallway with floor to ceiling windows and feature lighting leading to:

#### Rear entertainment room/bar

53'3" x 24'3" (16.23 x 7.39)

large versatile entertainment space with dining area, mirrored dance floor, almost 360 panoramic views of the garden via floor to ceiling windows and sliding doors, rear storage and entertainment area, fitted bar and kitchen area, opening to:

#### Luxury spa room

25'1" x 15'2" (7.65 x 4.62 (7.64 x 4.63))

sunken cold plunge pool with whirlpool jets, separate sunken hot jacuzzi pool with whirlpool jets, seating areas, tv and speaker systems, tiled walls and floor, spacious double shower, door to:

#### Inner hallway

door to side, door to:

#### Ladies WC

wc and wash hand basin, automatic lighting, storage cupboards

#### Solarium

14'3" max x 12'1" max ( max x max) (4.34 max x 3.68 max ( max x max))

feature curved wall, window to rear

#### Gym

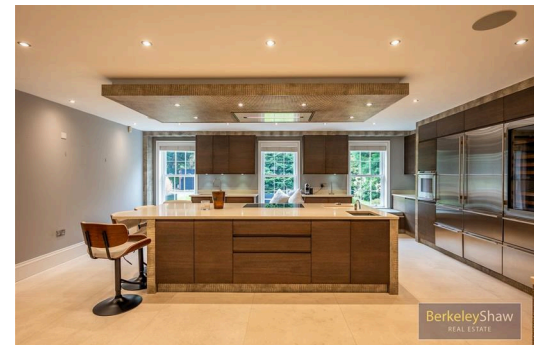
above the entertainment room is a gym that offers more panoramic views back across the garden towards the main residence, with two feature gallery areas with view back down to the dance floor and bars, concealed power supplies for various gym equipment, air conditioning, storage room

#### Front

a large sweeping driveway with parking for a large collection of vehicles is behind the remotely controlled electric security gates with security cameras, there is also a pedestrian gate with security lock, an immaculately presented front lawn with borders and a wide variety of well established plants and trees.

#### Rear

there is a large manicured lawn, patio areas and paved paths lead from the house to the entertainment complex and gym and to the rear there is also an outside kitchen/dining area with built in bbq, fridge and sink and to the rear of the garden is a boules/petanque court



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