



FLEXIAGENT

Market Leading, Independent Estate Agents



1 Meols Wood

Southport, PR9 7QQ

Offers In The Region Of £1,150,000

Flexi-Agent are proud to present this beautiful five bedroom, detached country home to the open market. Situated in an exclusive residential conservation area and adjacent to the renowned listed manor house "Meols Hall", which is both private and secluded, it is within walking distance of Churchtown and the historic Meols Hall & Botanic Gardens with excellent local schools, an abundance of boutiques, several pubs, cafes, bars and restaurants all nearby making it an ideal family home for established families!

This fantastic property has been completed to a very high specification throughout and briefly comprises: Entrance hall leading to a snug/annexe room with stunning views of the woodlands, a fantastic family TV/media room with kitchenette/bar area, a spacious lounge with an exposed brick fireplace and feature beam on solid oak flooring, a fitted kitchen with granite worktops, island breakfast bar double Belfast sink area from Villeroy and Boch. A fully tiled kitchen with black granite worktops throughout. The downstairs benefits from original aged oak feature beams situated in the kitchen, second lounge and ample storage cupboards leading to a further dining area, a formal dining room, a utility room accessible via the kitchen and with access to the garden, a downstairs WC and a storage cupboard.

To the first floor, there are four DOUBLE bedrooms, two of which boast en-suites and one with a walk-in-wardrobe with fitted wardrobes in the rest of the bedrooms and a three piece family bathroom with Victoria style stand alone bath tub. Stairs from the rear hallway lead up to the fifth DOUBLE bedroom and a shower room.

Externally, the property is completely surrounded with mature trees and shrubs and offers off-road parking for several

- Detached property
- Five DOUBLE bedrooms
- Circa 3433 sqft
- Worcester Bosch Boiler which has been fully serviced & is approx 3-years old
- Part of an exclusive development of four country houses within the famous Meols Hall Estate
- Tastefully decorated, well appointed
- High specification eco property with underfloor heating
- Led lighting throughout the property
- Private beautifully manicured gardens
- Ample driveway parking

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



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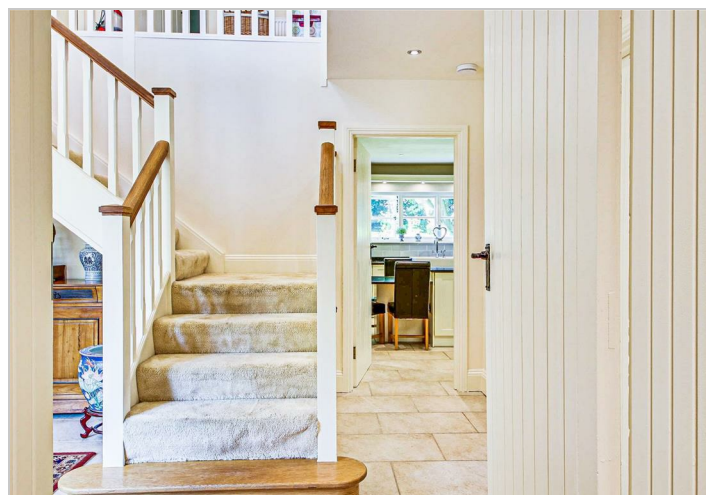
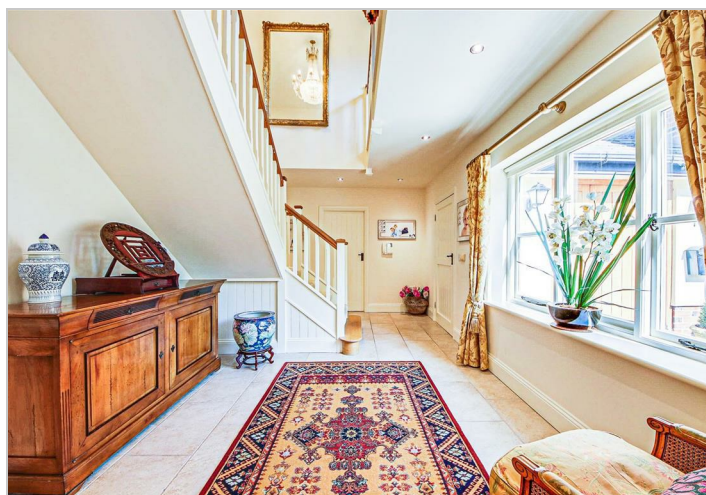
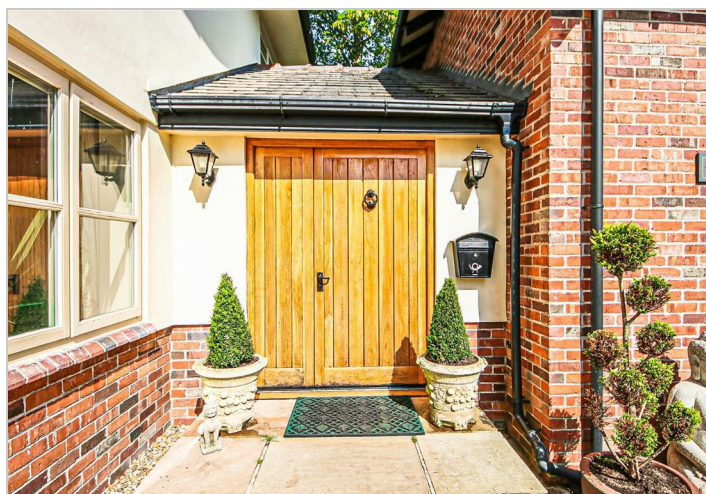
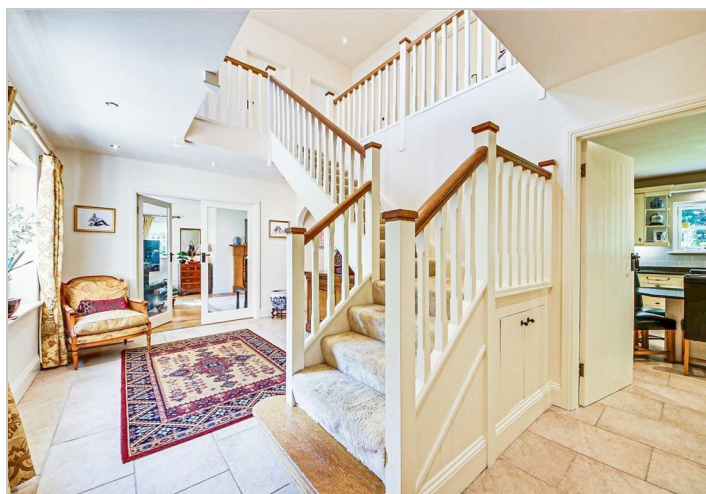
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	81	85
Potential		

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		
Current		
Potential		

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



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