



Larkhill Lane,  
Formby, L37 1LT

Offers Over £950,000

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this EXCEPTIONAL four-bedroom DETACHED HOME, uniquely designed, REMODELLED, and EXTENDED to offer a LIFESTYLE of LUXURY and COMFORT. Nestled in the heart of one of the most sought-after locations, Larkhill Lane, this residence enjoys a PRIME POSITION between Victoria Road and Wicks Lane. Embrace the charm of the surroundings, with the delightful Larkhill fields, PINEWOODS, and Formby BEACH just a leisurely stroll away.

As you enter, a beautiful and bright ENTRANCE HALL sets the tone for the residence, leading you to discover the inviting features within. The ground floor boasts a cosy FRONT LOUNGE, providing a welcoming space to unwind. The OPEN-PLAN DINING KITCHEN and FAMILY AREA create a seamless flow, catering to modern living and making it an ideal setting for entertaining guests, with large patio doors to the rear garden.

Adding to the allure of this home is a versatile front STUDY or sitting room, a convenient cloakroom, a separate WC, a PLAYROOM for added recreation, and a UTILITY ROOM for practicality, completing the ground floor layout with thoughtful design elements.

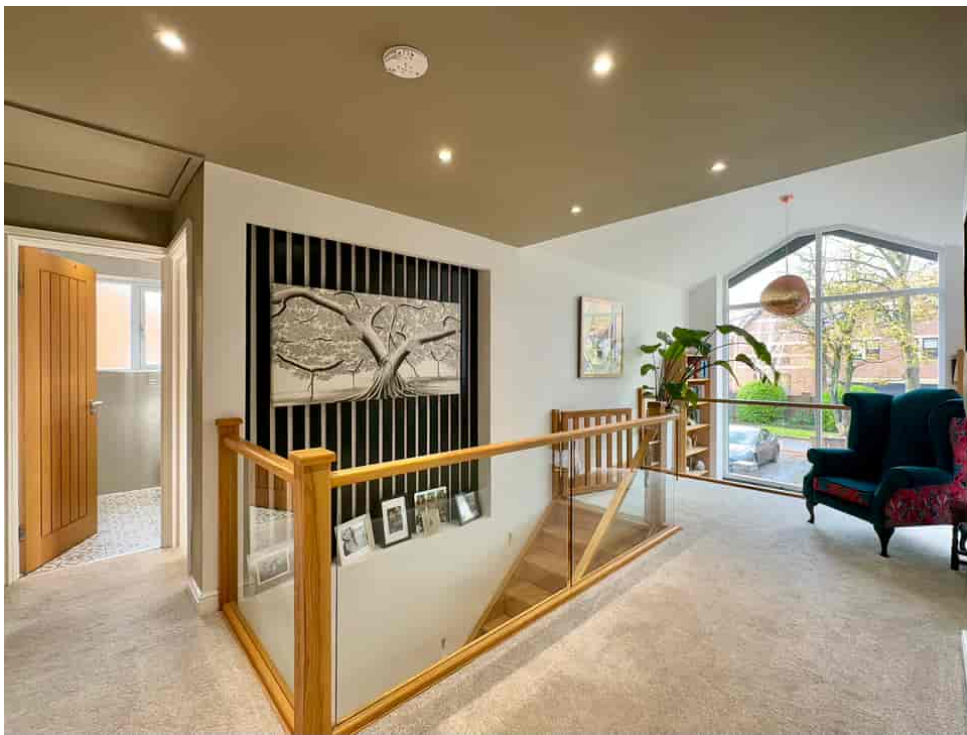
Ascend to the first floor, where a spacious open LANDING awaits, guiding you to the jewel in the crown – the PRINCIPAL BEDROOM SUITE. This lavish retreat includes a DRESSING ROOM and an ENSUITE bath/shower room, offering a private haven for relaxation.

Three additional well-appointed bedrooms and a stylish FAMILY BATHROOM complete the first floor, ensuring ample space for the entire family.

Outside, the property is surrounded by METICULOUSLY LANDSCAPED GARDENS. Electric gates provide both convenience and security at the front, leading to ample car parking and GARAGE. The rear gardens have been thoughtfully arranged for maximum enjoyment, featuring paved and decked patios alongside a lush lawn, creating the perfect setting for family activities and entertaining friends.

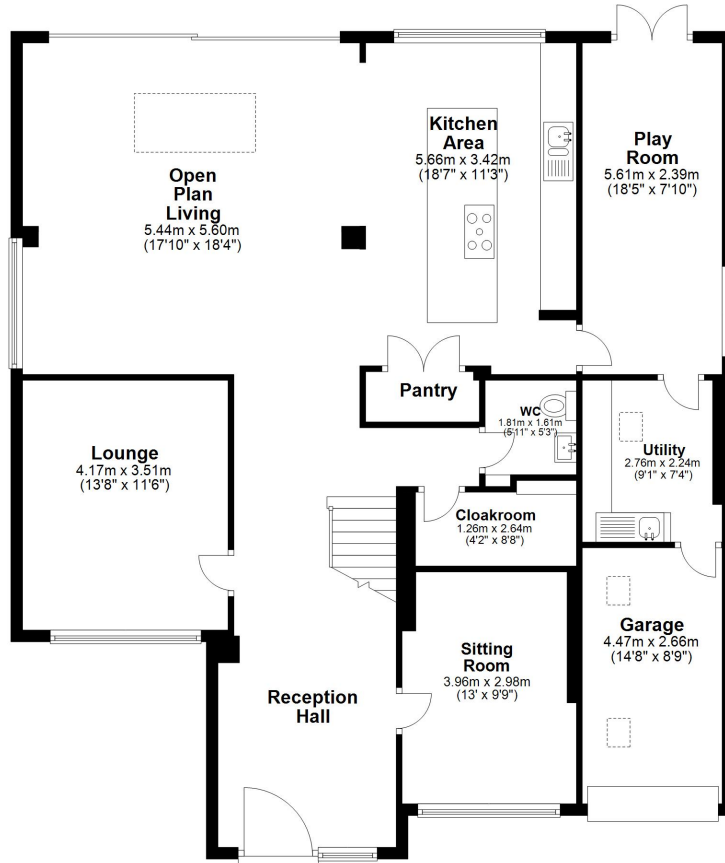
To truly appreciate the unique charm and elegance of this property, call us today at 01704 516 626 to arrange a viewing. Stay updated with our latest properties by following us on Facebook and Instagram. Your dream home awaits – seize this opportunity to make it yours!



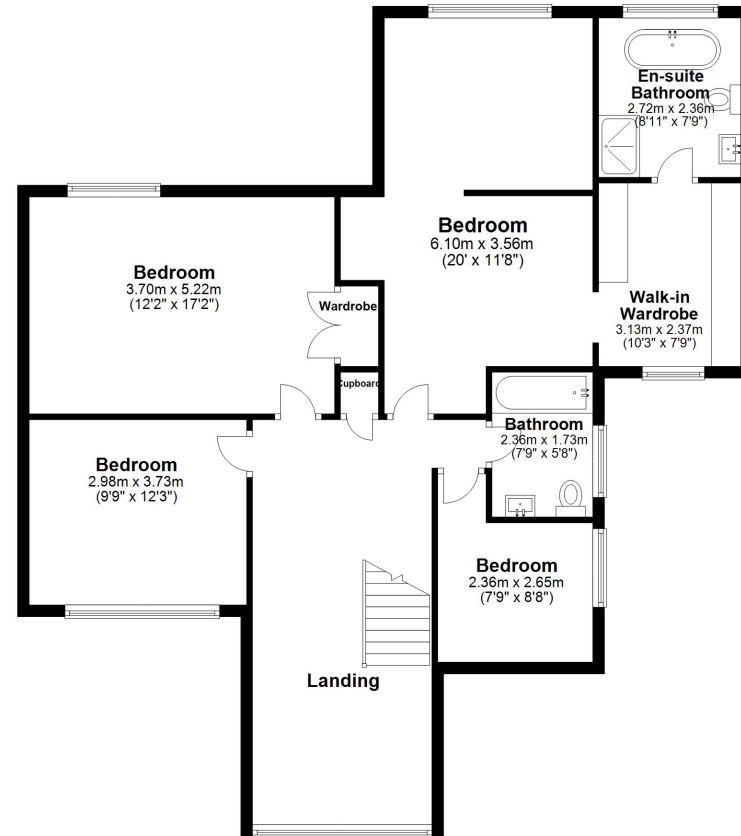




**Ground Floor**  
Approx. 147.9 sq. metres (1591.6 sq. feet)



**First Floor**  
Approx. 105.6 sq. metres (1136.5 sq. feet)



Total area: approx. 253.4 sq. metres (2728.1 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

