



Bushbys Lane, Formby
, L37 2DY

**OFFERS OVER
£700,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

Striking FIVE-BEDROOM ECO-HOME on the doorstep of the PINWOODS – NO CHAIN

Occupying a generous SOUTH-FACING corner plot, this EXCEPTIONAL DETACHED property has been transformed by the current owners into a CONTEMPORARY and ENERGY-EFFICIENT family home, blending open-plan living with stylish design and thoughtful upgrades throughout.

Behind its STRIKING EXTERIOR and landscaped gardens, the property offers over 2,100 sq ft of beautifully finished accommodation. The heart of the home is a STUNNING OPEN-PLAN KITCHEN/DINER with sleek cabinetry, quartz worktops, and a large island, all flooded with light from full-width BI-FOLD DOORS that open onto the raised composite deck. Adjoining this, a generous LIVING ROOM offers garden views and direct access to the hot tub terrace — perfect for indoor-outdoor living and entertaining.

The versatile layout includes five bedrooms (three up, two down), with a sleek main BATHROOM featuring a freestanding bath and double vanity, plus a high-spec GROUND-FLOOR SHOWER ROOM. Bedrooms benefit from built-in wardrobes and clever storage solutions, while the master enjoys wall-to-wall fitted wardrobes and a tranquil outlook.

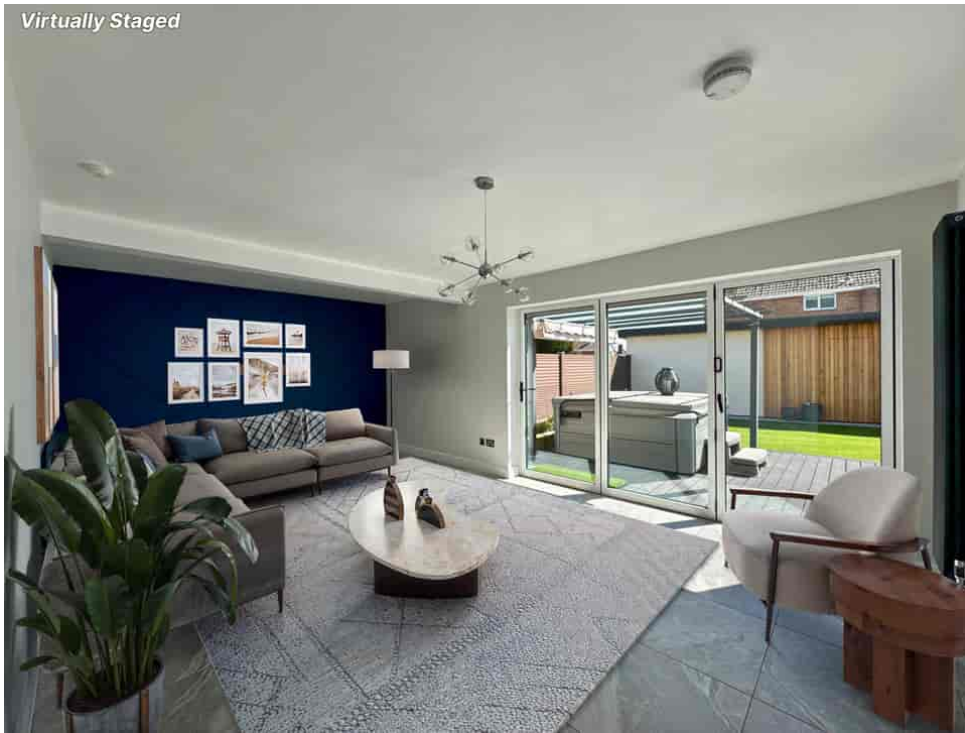
Externally, the home impresses even further. The garden has been landscaped for low-maintenance enjoyment, with artificial lawn, raised beds, a private sun deck, and an 18-month-old Arctic cabin and hot tub, both available by separate negotiation. A DETACHED HOME GYM provides flexible use as a STUDIO, OFFICE, or wellness space.

A major benefit of the home is its ECO-CREDENTIALS: a 24-SOLAR PANELS with BATTERY STORAGE significantly reduces energy bills and environmental impact.

The property is offered with NO ONWARD CHAIN, and is located in a popular residential area within easy reach of schools, shops, and commuter links.

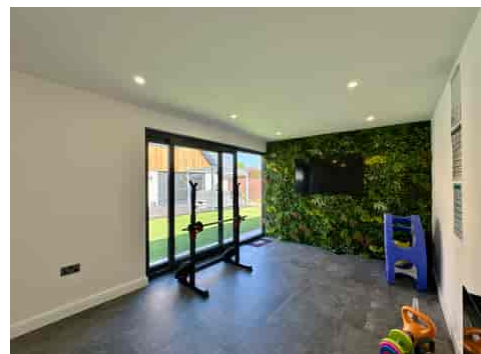
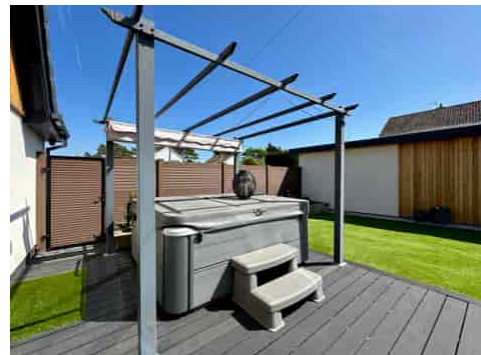


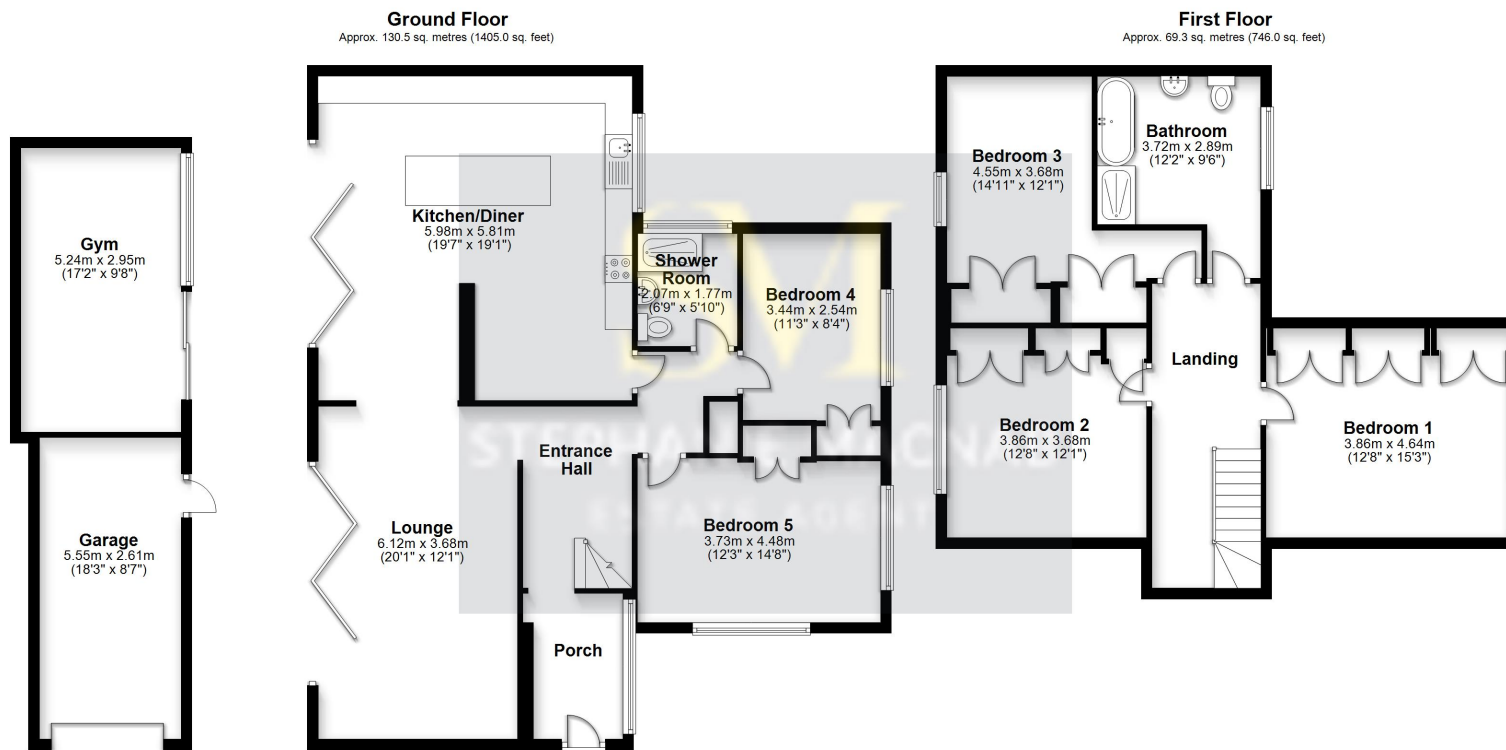
Virtually Staged



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Total area: approx. 199.8 sq. metres (2151.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		