



Derby Road, Formby,  
L37 7BN

**OFFERS OVER**  
**£1,100,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



A GRAND VICTORIAN RESIDENCE set on one of Formby's most desirable roads, this elegant detached house exudes charm and timeless character. Owned by the same family for over 48 years, it is now ready for the next chapter, offering an exceptional opportunity to renovate and reimagine for modern living while embracing its remarkable period features. The property stands proudly on a substantial plot of approximately 0.29 ACRE, with extensive gardens that create a rare sense of privacy and space in this prime location.

The accommodation extends to over 3,250 SQ FT across three floors. The ground floor begins with a welcoming vestibule and hallway that set the tone for the grandeur of the home. To one side, the LOUNGE enjoys a large bay window and intricate detailing, while the SITTING ROOM offers a further reception space with original features. The DINING ROOM sits centrally, complemented by an adjoining KITCHEN with exposed beams and access to the rear garden. A UTILITY and OFFICE add valuable flexibility, alongside a ground floor WC.

The first floor provides FOUR DOUBLE BEDROOMS, including a PRINCIPAL BEDROOM with EN-SUITE, together with a FAMILY BATHROOM. The proportions throughout are impressive, with high ceilings, sash-style windows, and an abundance of natural light. The SECOND FLOOR presents significant scope, with TWO BEDROOMS and the potential to create an additional BATHROOM, subject to permissions.

Externally, the property is approached via a block-paved driveway leading to the DOUBLE GARAGE. The REAR GARDEN is truly spectacular—an expansive private space with mature planting and established trees, offering ample room for landscaping, entertaining, or future development. Offered with NO ONWARD CHAIN, this is a rare chance to acquire a statement home of scale and character in a sought-after location.













Total area: approx. 302.4 sq. metres (3255.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		39	69

EU Directive  
2002/91/EC