



The Firs 76b Freshfield  
Road, Formby, L37 7BQ

£2,400,000

SM

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ESTATE AGENT



## Elegant Georgian-Inspired Residence in Exclusive Freshfield Setting

Nestled in the heart of FRESHFIELD, Formby, this exquisite FOUR-BEDROOM DETACHED home is a masterpiece of classic GEORGIAN-INSPIRED architecture, characterised by its symmetry, clean lines, and a sense of balance, and offering a seamless blend of traditional elegance and modern luxury.

One of just two distinguished residences, built side by side, and located at the corner of Freshfield Road and Derby Road, this property enjoys a PRESTIGIOUS setting, mere moments from Formby's celebrated coastline, National Trust woodlands, and a wealth of local amenities.

A large DRIVEWAY, accessed via secure ELECTRIC GATES, leads to the property's GENEROUS FRONTAGE, providing ample parking, an integral garage and a striking first impression. The timeless RED BRICK FACADE, adorned with stone detailing and a grand portico entrance, sets the tone for the exceptional interiors within.

Step inside to a BRIGHT and SPACIOUS reception hallway, where a statement chandelier cascades light across the space and galleried landings above, creating an inviting atmosphere.

Aside from the open plan kitchen and dining areas, two ELEGANT reception rooms provide versatile living areas, ideal for both entertaining and relaxation, while a separate study offers a quiet retreat for home working. A GUEST cloakroom/WC and utility room are also conveniently positioned on this level.

At the heart of the home lies the stunning OPEN-PLAN dining kitchen, fitted with a bespoke range of contemporary units and premium integrated appliances. This expansive space is designed for modern family living, with ample room for dining and entertaining, all flowing effortlessly through large, modern sliding doors, to the private rear garden and patio area, perfect for al fresco dining.

To the first floor, you'll find three beautifully appointed bedrooms, the master suite benefitting from a luxurious en-suite and dressing room, with two further bedrooms with ensuite facilities and a family bathroom, ensuring both comfort and convenience. The second floor houses the pièce de résistance, however, the sumptuous second-floor guest or master suite, complete with its own private balcony and an en-suite shower room, offering a serene sanctuary with views over the surrounding borrowed landscape.

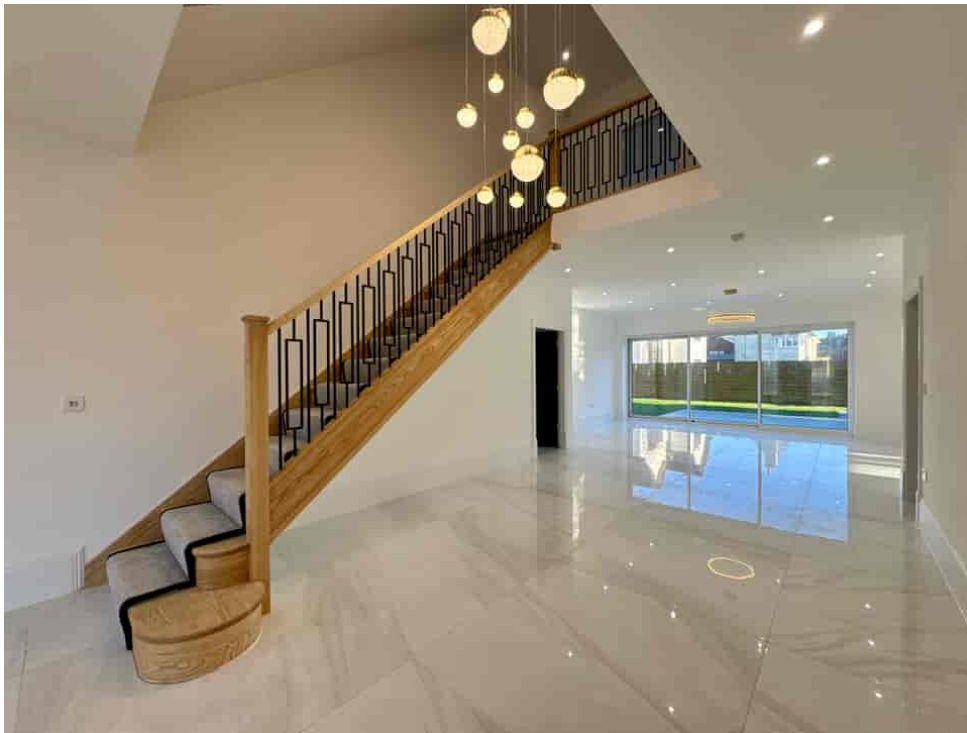
Situated in one of Formby's most sought-after locations, this home offers the perfect balance of COASTAL CHARM, exclusivity, and connectivity. Both Freshfield's and Formby's vibrant community, golf courses, boutique shops, well-regarded schools and surrounding amenities make it a prime location. At the same time, excellent transport links provide effortless access to Southport, Birkdale, Liverpool and beyond.

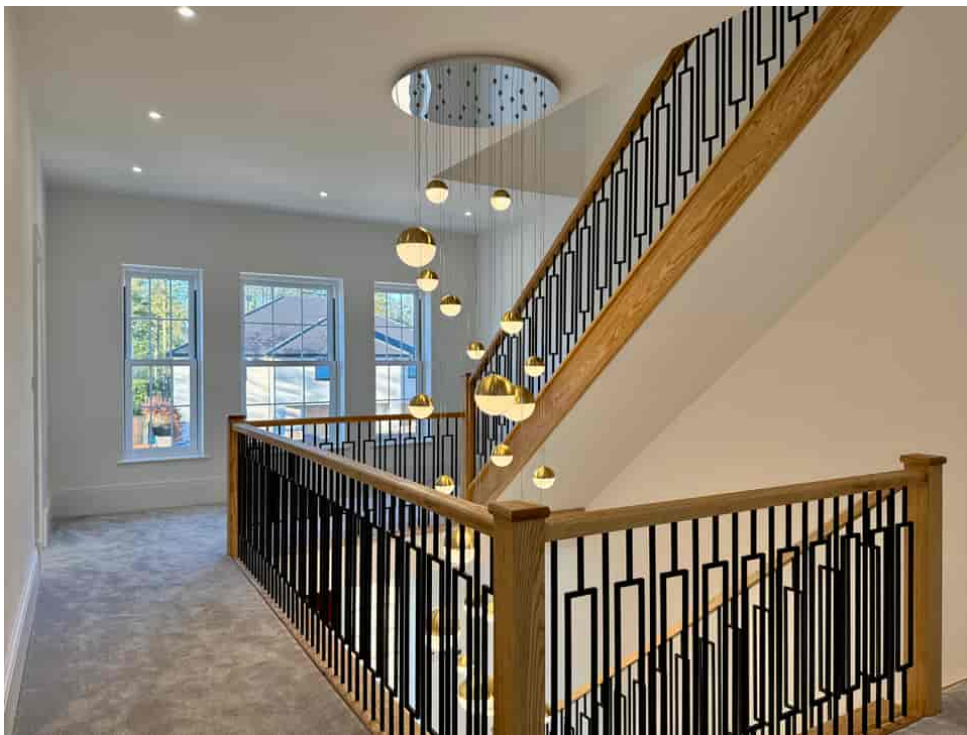
A truly exceptional property designed for those who appreciate TIMELESS ELEGANCE and contemporary luxury in an unrivalled location.

Contact us on 01704 516 626 to arrange a bespoke viewing.

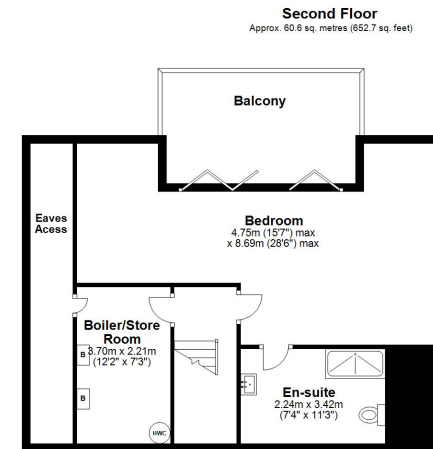
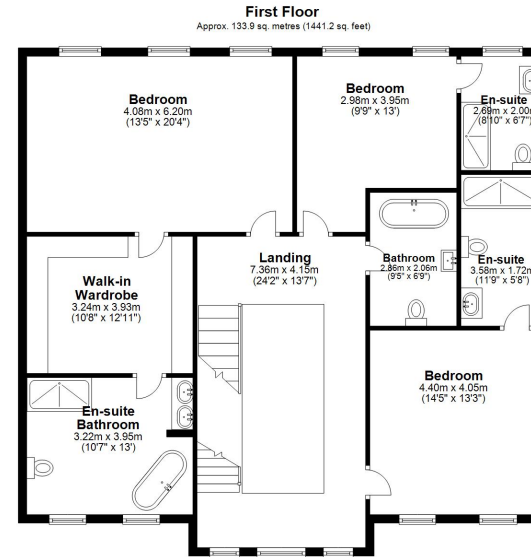
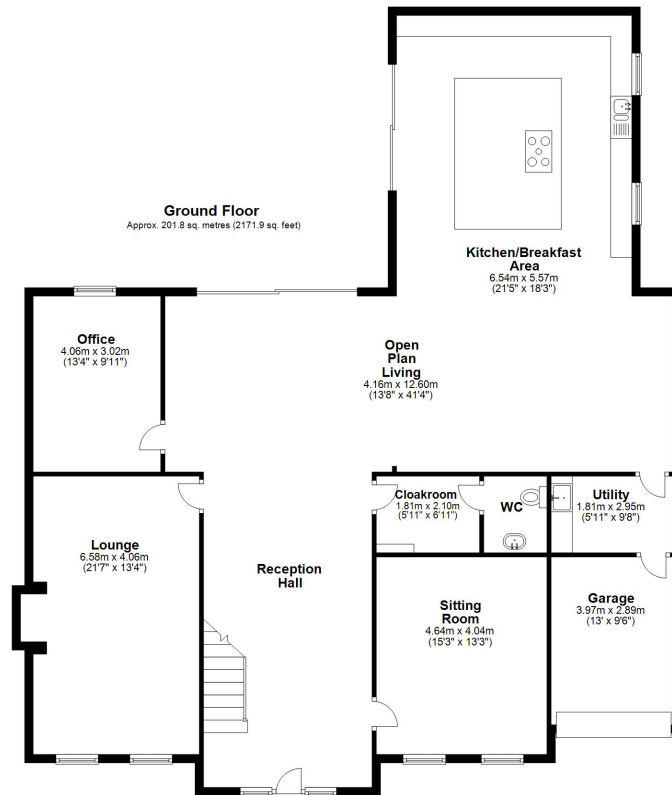
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Total area: approx. 396.3 sq. metres (4265.7 sq. feet)

Plan produced using PlanItUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	91
(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		EU Directive 2002/91/EC	