



Bramble Cottage, Bills Lane,
Formby, L37 6AL

OFFERS OVER
£500,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Hidden away down a tree-lined driveway shared with just one other residence, this DETACHED FAMILY HOME is one of Formby's best-kept secrets. Built in 1991, the property enjoys an idyllic position overlooking open green space, creating a peaceful and secluded setting rarely found so close to the village.

The wraparound SOUTH-WESTERLY GARDEN is a real feature, attracting local wildlife and offering enormous scope for further landscaping. With thoughtful design, it has the potential to become a true garden sanctuary, perfect for relaxing or entertaining outdoors.

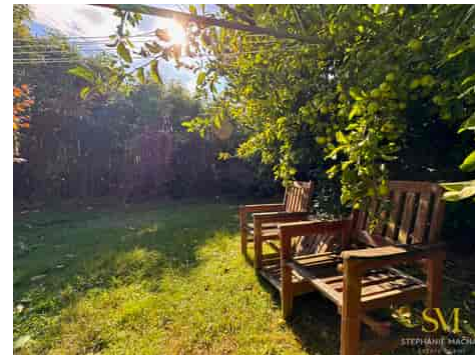
The house itself extends across three floors, offering both space and flexibility. The ground floor provides three well-proportioned reception rooms, one of which boasts an INGLENOOK FIREPLACE with a wood-burning stove – a wonderful focal point for cosy evenings. Upstairs, the first floor hosts THREE BEDROOMS and TWO BATHROOMS, including an EN-SUITE to the main bedroom. The second floor is home to two versatile hobby rooms, ideal as a home office, playroom, or creative studio.

A DETACHED DOUBLE GARAGE sits adjacent, complete with a staircase leading to a boarded loft area, adding further valuable storage. Combined with the generous driveway and setting, this is a home that balances practicality with a unique sense of privacy.

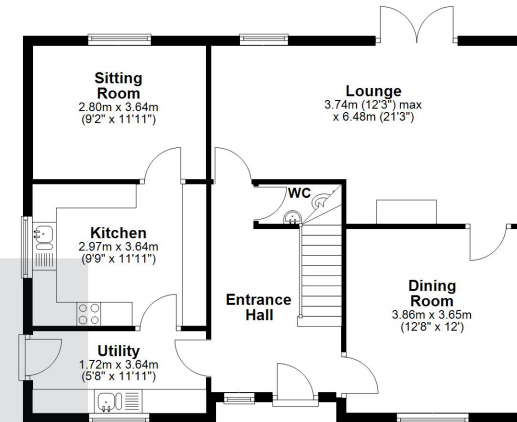
Offered with NO ONWARD CHAIN, this rare opportunity is ready for its next chapter – a home that can be enjoyed as it is, or reimagined into something truly special.



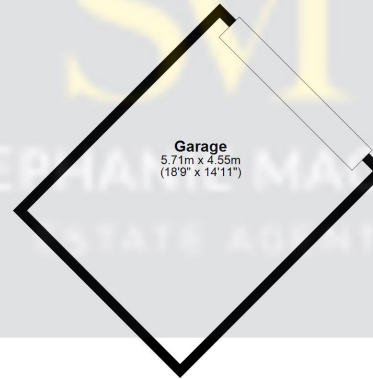
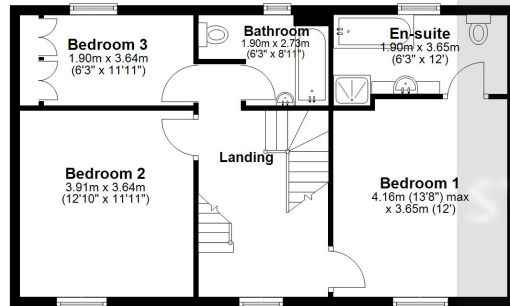




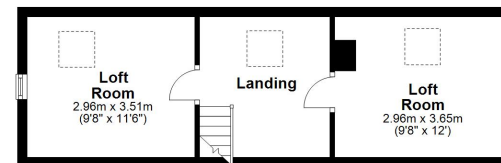
Ground Floor
Approx. 103.4 sq. metres (1112.6 sq. feet)



First Floor
Approx. 60.4 sq. metres (650.5 sq. feet)



Second Floor
Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 193.6 sq. metres (2084.2 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+) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		