



Gores Lane, Formby,
L37 3NU

OFFERS OVER
£375,000

SM

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ESTATE AGENT

Tucked away along one of Formby's most picturesque tree-lined roads, this enchanting GRADE II LISTED THATCHED COTTAGE is one of the area's most recognisable homes – full of heritage, charm, and character. Within easy walking distance of the village, it offers an idyllic lifestyle where traditional craftsmanship meets everyday comfort. The THATCHED ROOF WAS COMPLETELY OVERHAULED IN 2025 BY MASTER THATCHER PETER BRUGGE, providing peace of mind for many years to come.

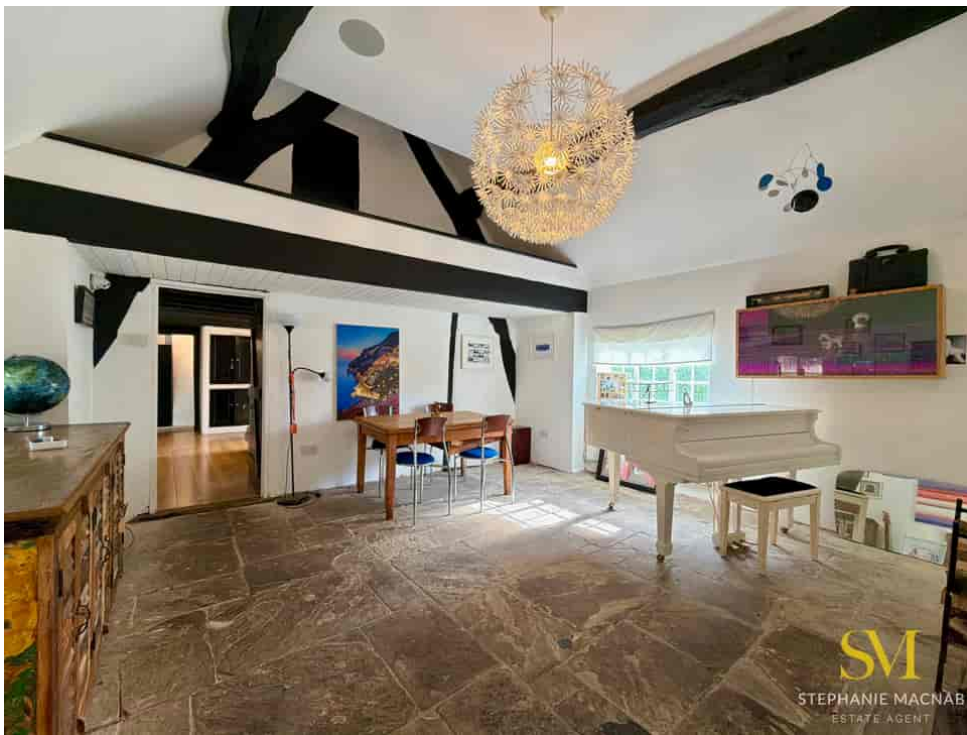
Inside, the home unfolds with all the quirks and individuality that define this rare style of property. Rich in period detail, it features EXPOSED BEAMS, STONE FLOORS, and cottage windows that flood the rooms with light. The ground floor includes a HALLWAY, a generous LOUNGE WITH FEATURE FIREPLACE, and a striking DINING ROOM with vaulted ceiling and flagstone flooring – a wonderful space for entertaining or quiet evenings in.

The FITTED KITCHEN blends classic and contemporary design with painted cabinetry, timber worktops, and a farmhouse sink. A CONSERVATORY links the rear of the home with the garden, bringing in plenty of natural light. There is also a GROUND FLOOR DOUBLE BEDROOM and a SPACIOUS FOUR-PIECE BATHROOM featuring a separate shower and jacuzzi-style bath.

Upstairs, the PRINCIPAL BEDROOM enjoys exposed beams and a vaulted ceiling, creating an inviting retreat full of warmth and charm. A further BEDROOM WITH EN-SUITE SHOWER ROOM completes the upper level, ideal for guests or family.

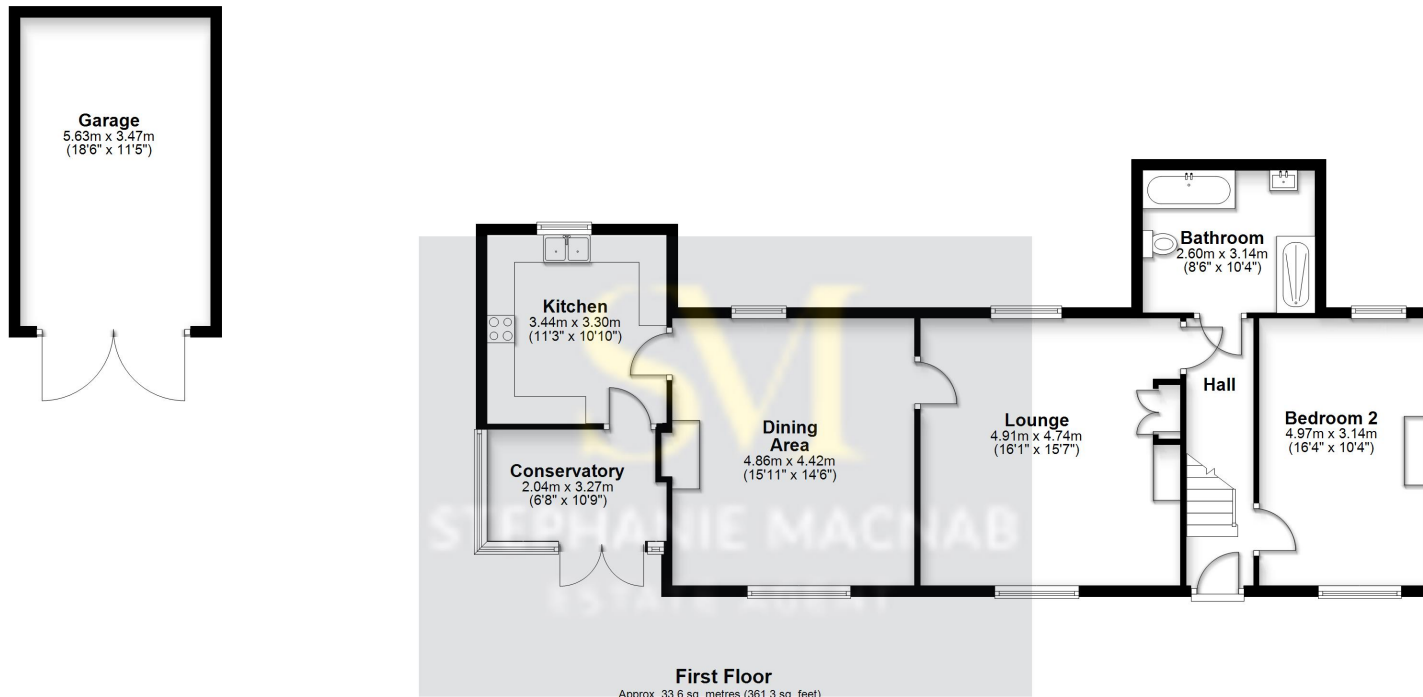
Set within approximately 0.13 acres, the cottage enjoys a SOUTH AND WEST FACING GARDEN, beautifully private and framed by mature hedging and lawn. A GARAGE and gravel driveway provide excellent off-road parking. FREEHOLD property.





Ground Floor

Approx. 114.6 sq. metres (1233.2 sq. feet)



Total area: approx. 148.1 sq. metres (1594.4 sq. feet)

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

