



Victoria Road,  
Formby, L37 1LJ

£1,400,000

SM

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ESTATE AGENT

LOCATION, LOCATION, LOCATION... rarely does a property occupying such charming location come to market. Nestled in a truly PICTURESQUE SETTING within the idyllic PINEWOODS of Formby, this remarkable property captivates with its understated yet stunning presence.

Upon arrival, you'll immediately recognise the careful attention to detail and the modern enhancements made by the current owners. The ENTRANCE HALL sets the tone, with a welcoming ambiance that flows seamlessly throughout the ground floor.

The striking double doors beckon you into the dual-aspect LOUNGE, a space designed for gatherings. The OPEN-PLAN KITCHEN and LIVING AREA, a masterpiece of design, showcases a harmonious blend of natural light and contemporary lighting architecture. The KITCHEN, is fitted to the highest standards, offering a SLEEK and MODERN aesthetic. The LIVING and DINING AREAS seamlessly open up to a DELIGHTFUL GARDEN VIEW, creating a pleasing backdrop for everyday living and entertaining. As the winter evenings draw in, you'll find a cosy haven in front of the captivating MEDIA WALL, where the warm glow of a crackling fire adds to the ambiance while you enjoy your favourite movies or latest box set.

For those in need of a HOME OFFICE, you'll find a practical and versatile space on this level, along with a utility room, walk-in pantry, and a shower room, all of which add convenience to everyday living.

Venturing upstairs, the bright GALLERIED LANDING enhances the feeling of space, and the accommodation continues to impress with FIVE GENEROUS BEDROOMS and a well-appointed FAMILY BATHROOM. The MAIN BEDROOM features a DRESSING AREA and a luxurious EN-SUITE BATHROOM, with two of the additional bedrooms enjoying EN-SUITE facilities.

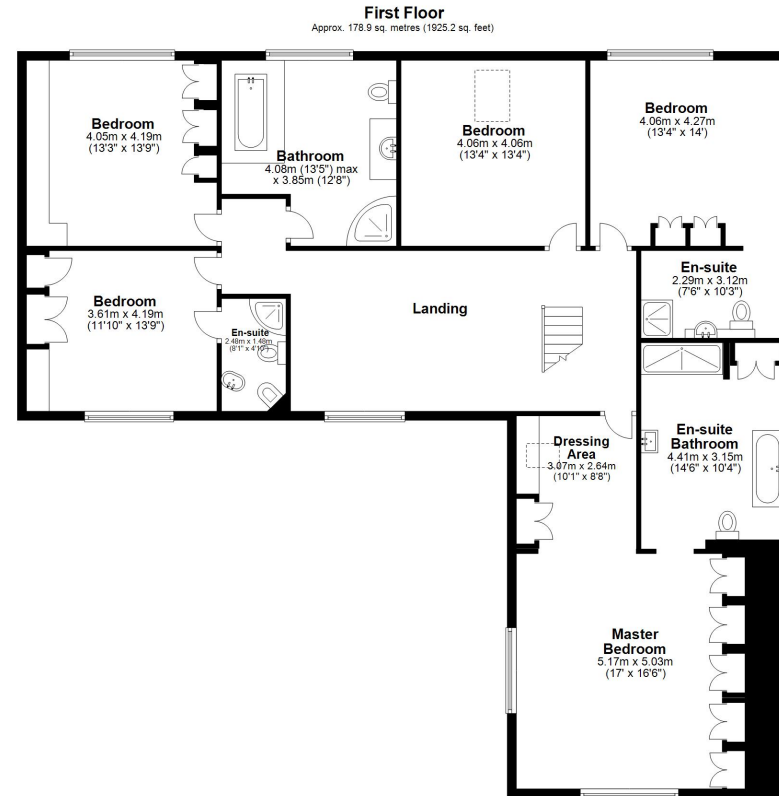
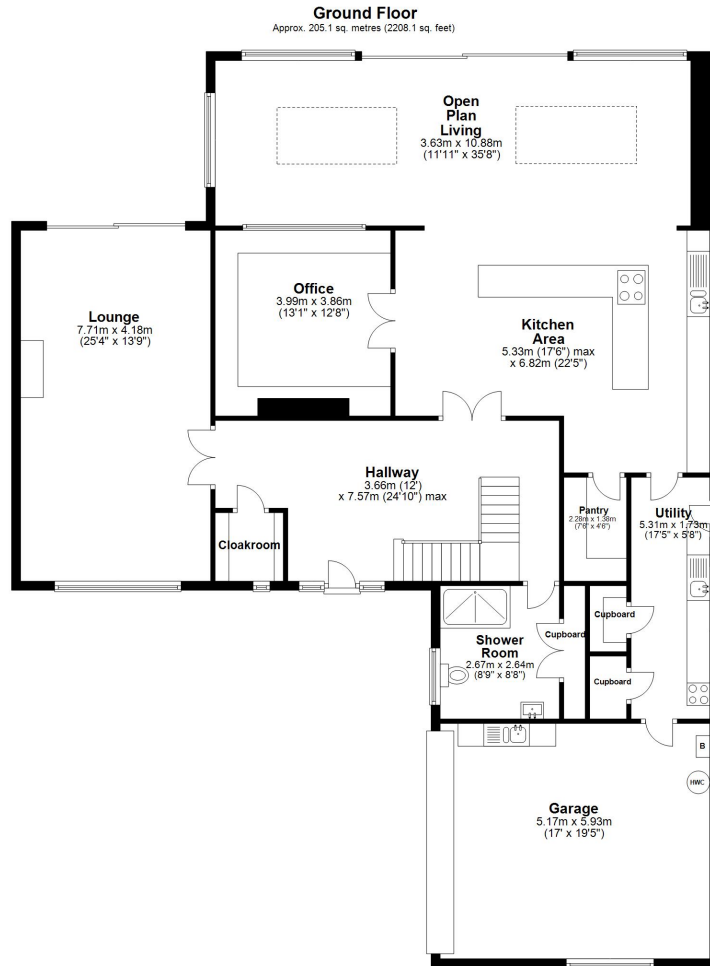
Beyond the secure ELECTRIC GATES, ample parking awaits, leading to the DOUBLE GARAGE. The property rests on a sizable 0.21-ACRE PLOT, with a SOUTH-FACING REAR GARDEN that basks in the sun's warmth. Adjacent to the property, the National Trust Pinewoods lend their serene charm, home to the famous Red Squirrels. It's not uncommon to spot a scurry of squirrels playing in your garden.

In summary, this property has its own UNDERSTATED ELEGANCE compared to some of its more opulent neighbours, and is undeniably stunning in its own right. Its unpretentious aesthetic and seamless integration with the natural surroundings offer a unique and enchanting living experience. To truly appreciate the beauty and charm of this home, we invite you to call and arrange a viewing today. This is an opportunity to make this captivating property your own.









Total area: approx. 384.0 sq. metres (4133.4 sq. feet)

Plan produced using PlanUp.

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