Cropton Road, Formby,
L37 4AD

OFFERS OVER
£700,000

STEPHANIE MACNAB
ESTATE AGENT

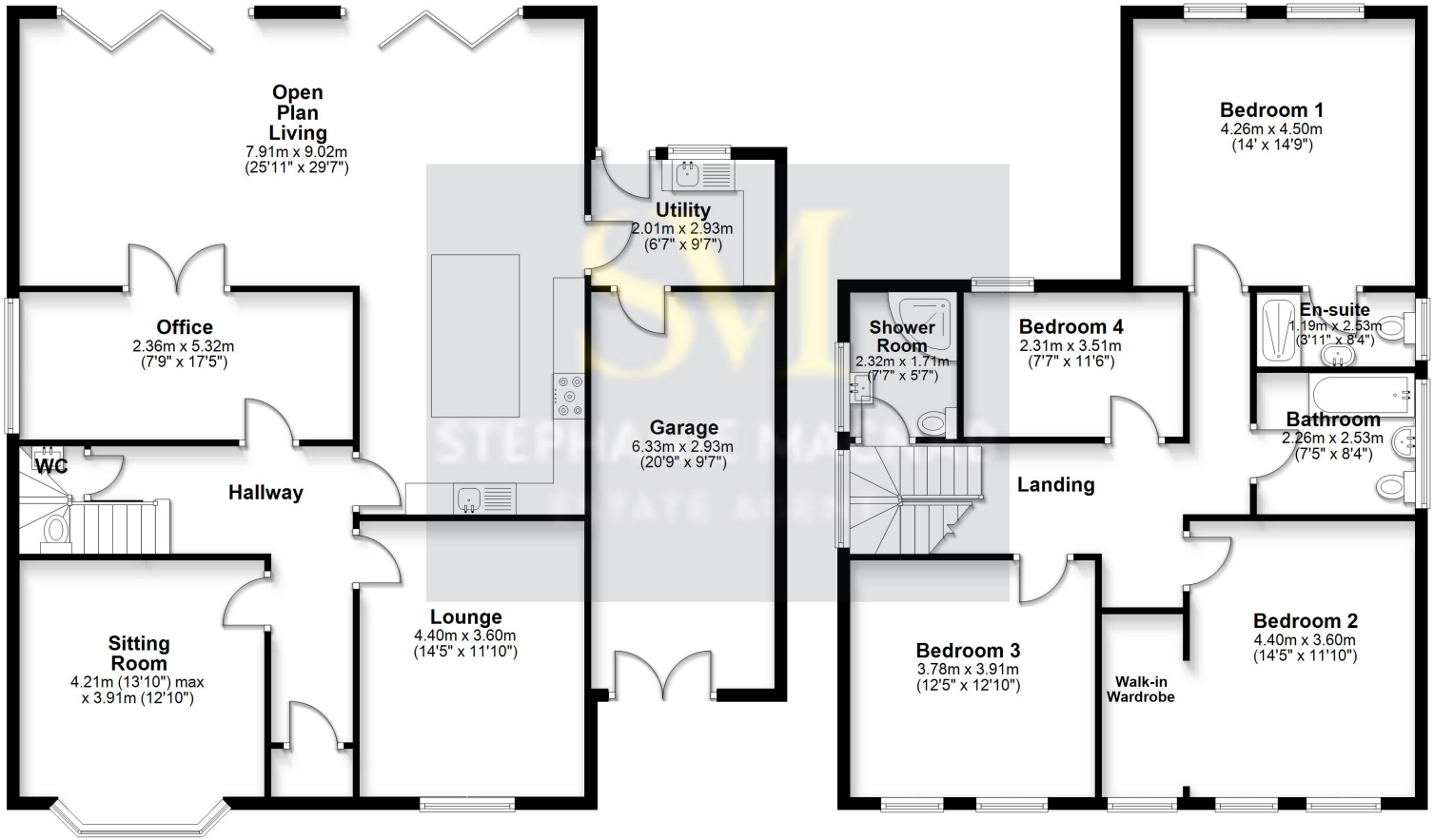
Occupying a GENEROUS 0.19 ACRE PLOT, this striking VICTORIAN DETACHED HOUSE dates from 1878 and has been SUBSTANTIALLY EXTENDED and modernised over time, most notably around 2011. The result is a beautifully proportioned and attractively presented home offering a wealth of character alongside modern comforts. Set back behind a smart BLOCK PAVED DRIVEWAY with OFF-ROAD PARKING FOR FOUR CARS and a GARAGE, the property has excellent kerb appeal and a wonderful landscaped REAR GARDEN that enjoys an exceptional degree of privacy.

Internally, the accommodation is arranged over two floors and offers a generous and well-considered layout, characterised by high ceilings, large windows, and elegant finishes throughout. The GROSS INTERNAL AREA extends to approximately 2,500 SQ FT and includes a welcoming entrance hall, TWO FRONT-FACING RECEPTION ROOMS, and a superb OPEN-PLAN KITCHEN, DINING AND LIVING SPACE with two sets of BI-FOLDING DOORS opening directly onto the rear garden. The kitchen itself is both stylish and well-appointed, with ample space for dining and entertaining. To the rear, a versatile OFFICE SPACE serves multiple purposes and also incorporates a BESPOKE INFRARED SAUNA – ideal for wellness, relaxation or post-exercise recovery.

Upstairs, there are FOUR DOUBLE BEDROOMS and THREE BATH/SHOWER ROOMS, including a superb principal suite with VAULTED CEILING and contemporary en suite. The house is perfectly suited to family life, with generous living spaces, ample storage and stylish bathrooms. It retains many original period details and is set within a sought-after residential location with excellent access to amenities, schools and transport links. Early viewing is strongly recommended to appreciate the scale, setting and quality of this exceptional home.

Ground Floor

Approx. 137.9 sq. metres (1484.7 sq. feet)

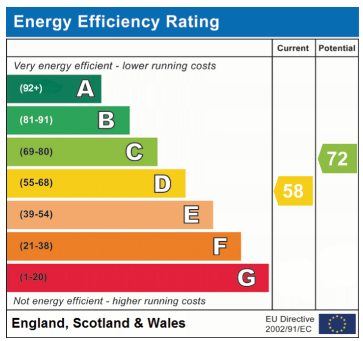


First Floor

Approx. 92.2 sq. metres (993.0 sq. feet)

Total area: approx. 230.2 sq. metres (2477.6 sq. feet)

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



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