



Westside Old Town Lane,  
Formby, L37 3HJ

£1,400,000

SM

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ESTATE AGENT



Set discreetly behind electric gates on a GENEROUS 0.28-acre PLOT, this ARCHITECT-DESIGNED RESIDENCE is a masterclass in contemporary living. Completed in 2019 as a one-off commission, the home extends to over 4,400 sq ft and has been finished with precision, flair, and a clear eye for design. Combining BOLD AESTHETICS with EVERYDAY PRACTICALITY, it's a unique lifestyle property that offers scale, privacy, and a truly impressive specification.

A DRAMATIC ENTRANCE HALL with DOUBLE-HEIGHT GLAZING and a striking FLOATING STAIRCASE sets the tone for what's to come. The EXPANSIVE OPEN-PLAN LIVING SPACE is designed for both entertaining and everyday family life, anchored by a sleek designer KITCHEN with central island, integrated appliances, and a seamless connection to the outdoors. MULTIPLE LOUNGE ZONES and a feature suspended fireplace create natural flow and focal points, while polished concrete floors and floor-to-ceiling windows reinforce the home's crisp, modern aesthetic.

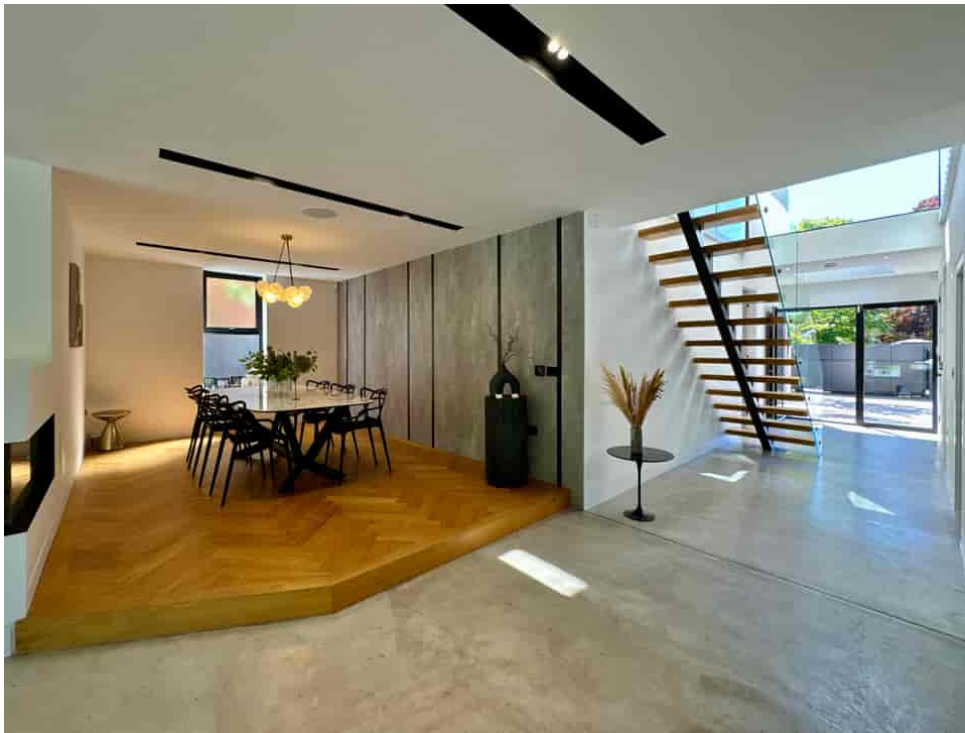
A separate CINEMA ROOM provides the perfect retreat for movie nights or quiet evenings in, while a well-equipped utility and integral garage ensure the home is as functional as it is stylish.

Upstairs, a GALLERIED LANDING leads to FOUR DOUBLE BEDROOMS, each with their own EN-SUITE. Both the main bedroom and second suite enjoy WALK-IN DRESSING ROOMS and luxurious bathrooms, while the main suite also boasts direct access to a PRIVATE ROOF TERRACE with leafy views — a peaceful spot for morning coffee or evening relaxation.

Outside, the GARDENS have been landscaped for maximum impact and minimum maintenance. A large porcelain terrace wraps around the rear of the property, leading to a HOT TUB and an impressive COVERED SEATING AREA with natural stone walls, built-in heaters and a wood burner — creating an inviting, all-season space to entertain or unwind.

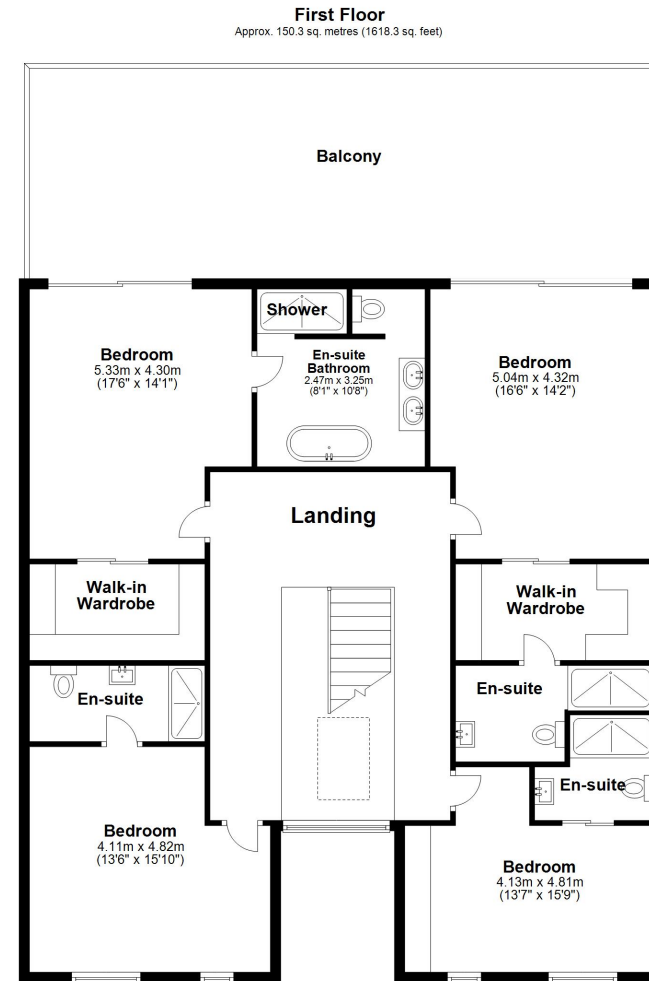
Every element of this home has been thoughtfully considered and meticulously executed. A rare opportunity to own a contemporary classic — early viewing is strongly recommended to appreciate the scale, design, and exceptional standard of finish on offer.











Total area: approx. 411.3 sq. metres (4427.4 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> | 85      | 89        |
| (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                   |          |         |           |