

Derby Lodge Formby,  
L37 7BW

£1,750,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



A distinguished LANDMARK PROPERTY, this STUNNING PERIOD HOME sits on a private 0.41-acre plot with a SOUTH-FACING REAR GARDEN, seamlessly blending TRADITIONAL CHARACTER with modern luxury. The HANDSOME FACADE and mature landscaped gardens create an impressive approach, with a sweeping driveway leading to the entrance, offering a sense of grandeur from the outset.

Internally, the home boasts EXCEPTIONAL LIVING SPACE, featuring beautifully appointed reception rooms, high ceilings, elegant bay windows, and PERIOD DETAILING. A SUPERB OPEN-PLAN KITCHEN, DINING, and FAMILY AREA is bathed in natural light from expansive sliding doors, connecting effortlessly to the MATURE GARDENS.

The first floor hosts an IMPRESSIVE PRINCIPAL SUITE, complete with a DRESSING AREA, EN-SUITE, and PRIVATE BALCONY, offering a serene retreat overlooking the grounds. There are FOUR FURTHER WELL-PROPORTIONED BEDROOMS, including additional EN-SUITE facilities and a FAMILY BATHROOM, all designed with comfort and space in mind.

Completing this exceptional home is a DETACHED STUDIO, perfect for a HOME OFFICE or GYM, and a GARAGE with AMPLE PARKING. Located in an exclusive setting, this property offers a rare opportunity to acquire a residence of DISTINCTION, blending TIMELESS ELEGANCE with CONTEMPORARY LIVING.



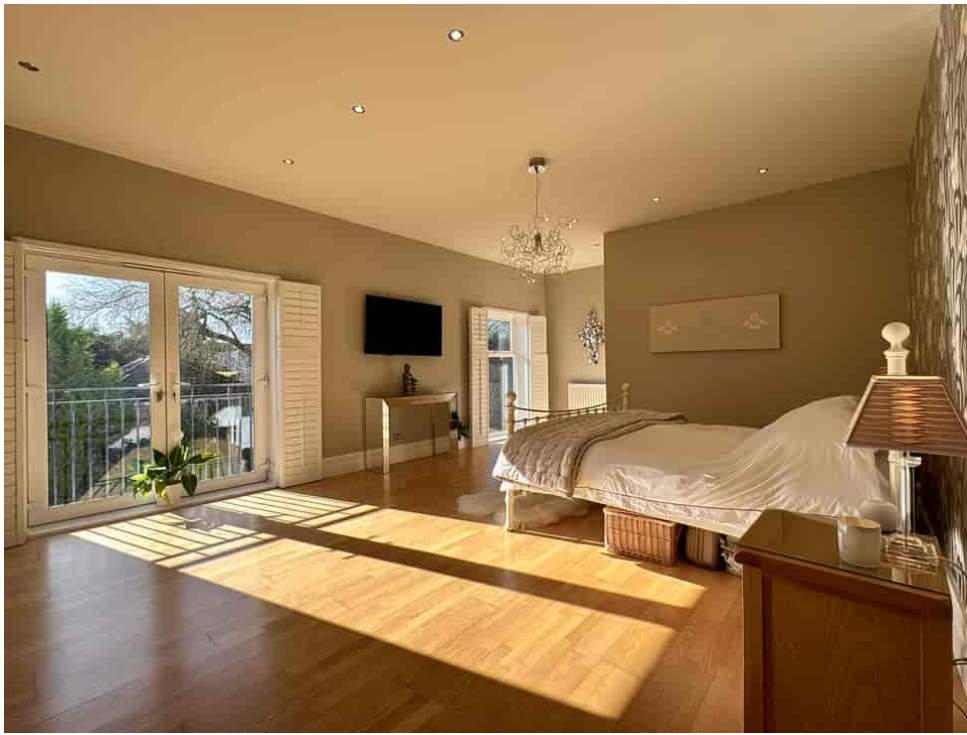










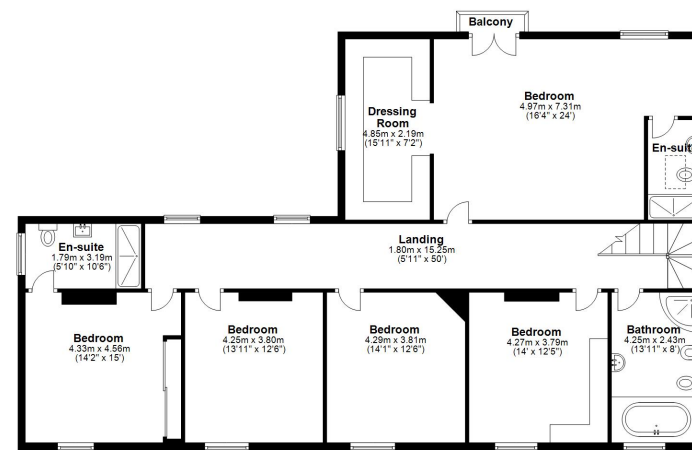




**Ground Floor**  
Approx. 224.6 sq. metres (2740.8 sq. feet)



**First Floor**  
Approx. 163.7 sq. metres (1761.7 sq. feet)



Total area: approx. 418.3 sq. metres (4502.5 sq. feet)

Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	