



Gores Lane, Formby,
L37 7DF

OFFERS OVER
£925,000

SM
STEPHANIE MACNAB
ESTATE AGENT

This STUNNING CONTEMPORARY FAMILY HOME has been completely reimagined and extended to create an exceptional living space that blends modern design with a sense of warmth and balance. Positioned on GORES LANE, one of Formby's most desirable addresses, the property sits within a GENEROUS 0.23-ACRE PLOT — beautifully landscaped and private, with mature trees, an orchard, and regular visits from local wildlife.

Behind its traditional façade lies a bright, inviting interior that's been meticulously redesigned. The DOUBLE-HEIGHT ENTRANCE HALL creates an instant impression, flooded with light and finished with a striking pendant feature. The LOUNGE WITH WOOD-BURNING STOVE forms a cosy winter retreat, while the separate SECOND RECEPTION ROOM / FIFTH BEDROOM makes an ideal home office or guest suite, served by a stylish SHOWER ROOM.

The heart of the home is the SPECTACULAR OPEN-PLAN KITCHEN, DINING AND LIVING AREA — an impressive, free-flowing space with full-width SLIDING DOORS opening to the garden. The kitchen features a large island with quartz worktops, integrated Bosch appliances, and a discreet WALK-IN PANTRY. A UTILITY ROOM, ground-floor WC and INTEGRAL GARAGE complete the practical ground floor layout.

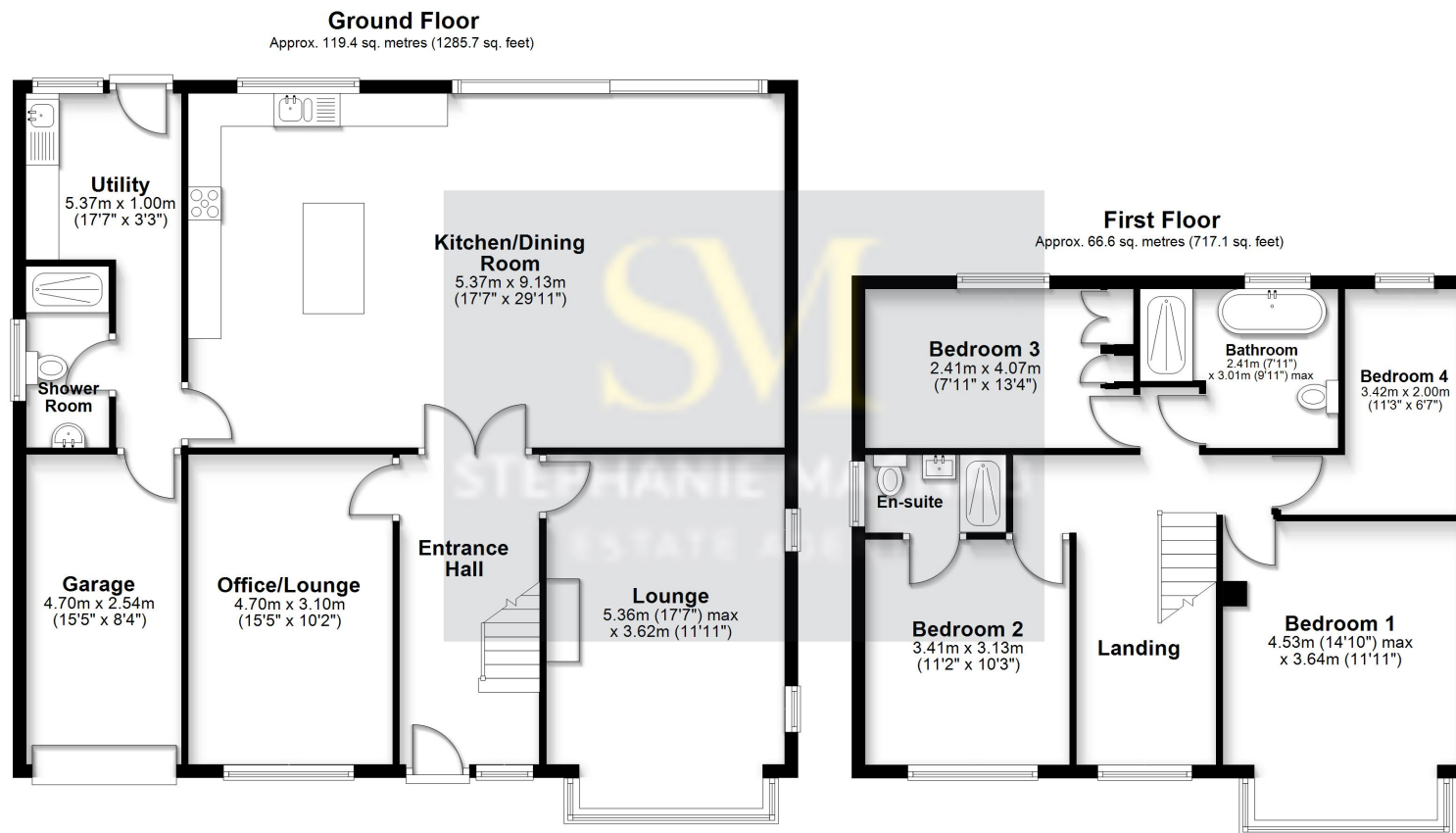
Upstairs, a galleried landing leads to FOUR BEDROOMS and a beautifully appointed BATHROOM with a freestanding bath and walk-in shower. The guest bedroom enjoys a private EN-SUITE, while the principal bedroom is flooded with natural light from a wide bay window. Planning permission has been granted for a further TWO BEDROOMS AND BATHROOM ABOVE THE GARAGE, offering flexibility for the future.

The rear garden is a true highlight — a large, secluded space with an extensive terrace, manicured lawn, and an orchard area at the far end. Secure, family-friendly, and thoughtfully designed for entertaining, it perfectly complements the home's calm, contemporary aesthetic.









Total area: approx. 186.1 sq. metres (2002.8 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	79
(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		