



Larkhill Lane, Formby,
L37 1LX

£1,350,000

SM

STEPHANIE MACNAB
ESTATE AGENT

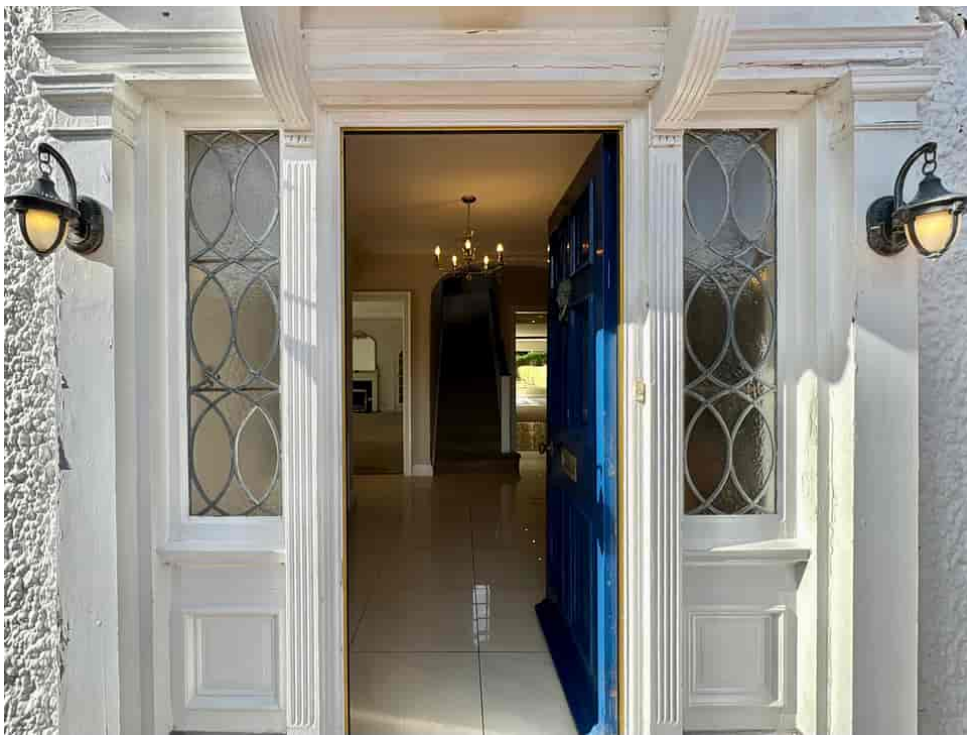
Nestled on one of Formby's most prestigious and sought-after roads, this exceptional residence presents a rare opportunity to acquire a LANDMARK HOME. Boasting a highly desirable WEST-FACING REAR ASPECT, the property offers stunning sunsets and a seamless connection to nature. A PRIVATE-GATED ACCESS leads directly onto the NATIONAL TRUST PINWOODS, providing an idyllic woodland backdrop and an unrivalled sense of tranquillity and exclusivity.

The impressive interior extends to nearly 4,000 sq. ft., offering an adaptable and spacious layout ideal for modern family living. The entrance hall immediately sets a refined tone, leading to multiple elegant reception rooms, each featuring generous proportions and PERIOD CHARM. An expansive open-plan living area at the rear is bathed in natural light, framing PICTURESQUE VIEWS of the GARDENS and WOODLAND beyond. The kitchen/breakfast room retains a classic style. Upstairs, the principal suite benefits from a dressing area and luxurious en-suite, making it a true retreat.

Externally, the SWEEPING CARRIAGE DRIVEWAY enhances the sense of arrival, offering ample parking and leading to a DETACHED DOUBLE GARAGE. The mature gardens have been thoughtfully designed to provide PRIVACY and SERENITY, with manicured lawns, established borders, and a variety of seating areas to enjoy the peaceful surroundings. The sheer scale of the grounds presents ENDLESS POSSIBILITIES, whether to EXTEND, REMODEL, or COMPLETELY REDEVELOP, subject to planning permission.

Offered with NO ONWARD CHAIN, this is a unique opportunity to secure a home of distinction in an unrivalled location. Viewing is essential to fully appreciate the setting, scale, and potential of this remarkable property.





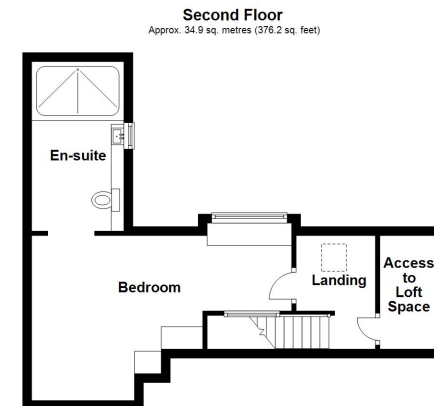
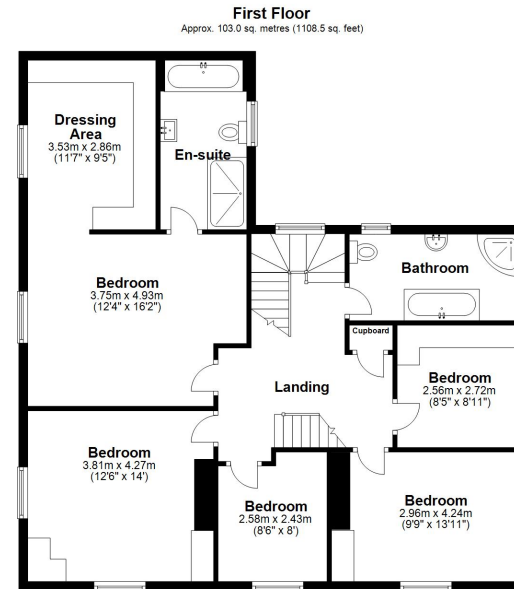






Total area: approx. 361.8 sq. metres (3894.4 sq. feet)

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	51	78
A		
(81-91)		
B		
(69-80)		
C	51	78
(55-68)		
D		
(39-54)		
E	51	78
(21-38)		
F		
(1-20)	51	78
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC