



Gores Lane, Formby,
L37 7DF

**OFFERS OVER
£1,000,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

A Home of Distinction on a Generous 0.25 Acre Plot – Extended and Transformed to Create a Truly Exceptional Family Residence

Occupying a generous 0.25-acre plot, this beautifully appointed FIVE-BEDROOM DETACHED HOME, built before 1900's, has been meticulously extended and transformed by the current owners into an impressive and stylish home, where character charm meets contemporary design.

The house immediately impresses with its handsome period façade, secure gated entrance, and ample driveway parking, complemented by an integral garage. To the rear, the property opens onto a PEACEFUL and EXCEPTIONALLY PRIVATE GARDEN, beautifully landscaped and framed by mature planting, offering a tranquil backdrop and perfect space for outdoor entertaining, relaxation, or family play.

Internally, the home showcases an outstanding GROSS INTERNAL AREA of over 3,150 sq ft, blending elegant period features with luxurious modern touches. The heart of the home is the show-stopping OPEN-PLAN KITCHEN, DINING, and FAMILY ROOM, bathed in natural light courtesy of the expansive lantern rooflights and BI-FOLDING DOORS that frame the garden beyond. The statement kitchen with granite worktops and a feature island creates an exquisite space for entertaining and family living.

The versatile ground floor accommodation includes THREE FURTHER RECEPTION ROOMS, ideal for formal entertaining, family living, or home working, complemented by a practical UTILITY ROOM and GROUND FLOOR WC.

Upstairs, the generous proportions continue with FIVE SPACIOUS BEDROOMS, including a sumptuous main suite with DRESSING AREA and EN- SUITE, and a further stylish FAMILY BATHROOM and SHOWER ROOM, all finished to an exceptional standard.

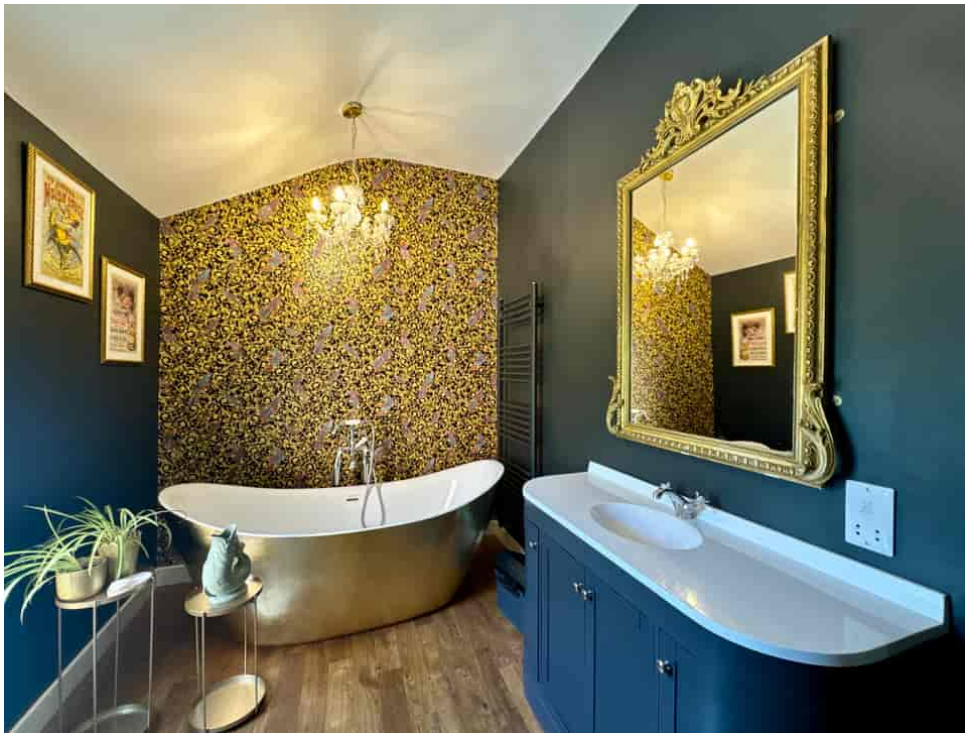
This is a rare opportunity to acquire a truly distinctive home where every detail has been thoughtfully considered, offering generous and versatile living space, all set within a peaceful and secluded setting.

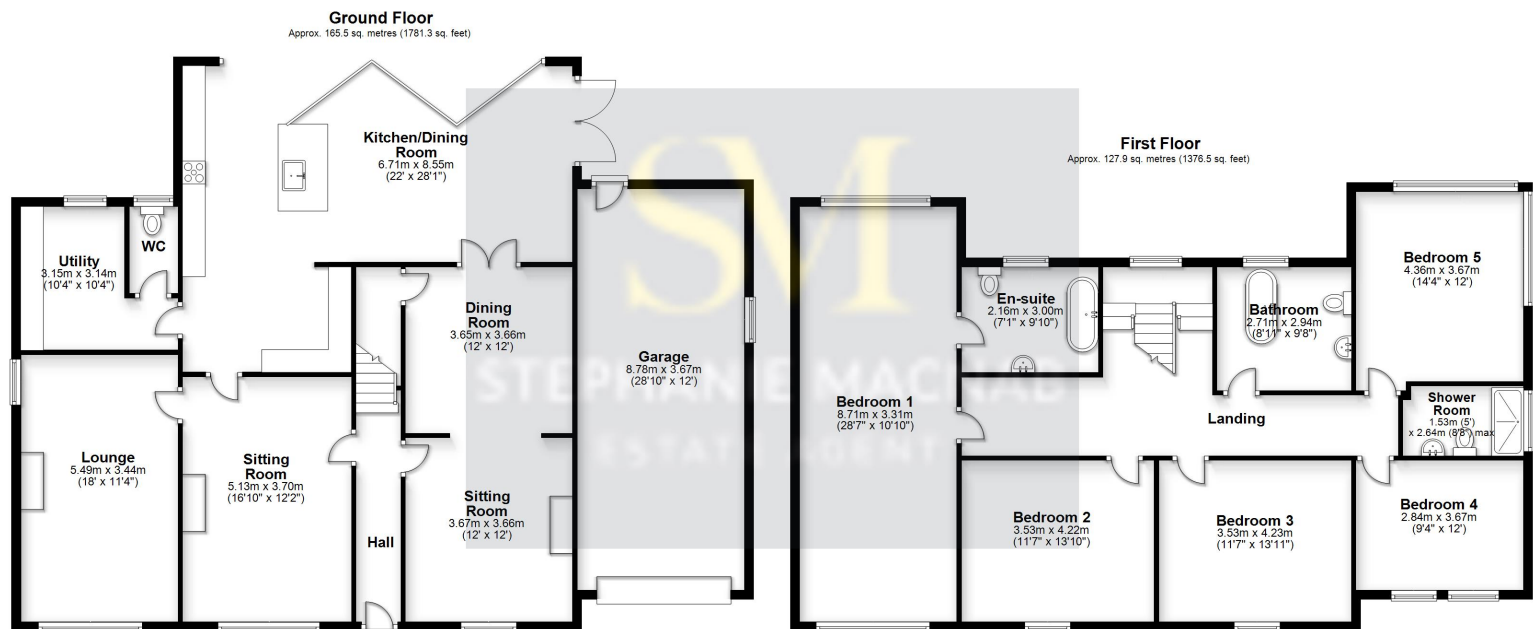
Viewing is essential to fully appreciate the lifestyle and setting this unique home offers.

Call now to arrange your viewing – 01704 516 626









Total area: approx. 293.4 sq. metres (3157.8 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+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive
2002/91/EC