



LUXURY

FOREST EDGE

LARKHILL LANE,
FORMBY, L37 1LX



FOREST EDGE, LARKHILL LANE, FORMBY, L37 1LX

TOTAL APPROX. FLOOR AREA 8,460 SQ FT

WELCOME TO FOREST
EDGE – A SANCTUARY
OF SECLUSION,
SOPHISTICATION, AND
COASTAL CHARM.
POSITIONED ALONG ONE
OF FORMBY'S MOST
PRESTIGIOUS LANES
AND SET AGAINST
THE AWE-INSPIRING
BACKDROP OF ANCIENT
PINE WOODLANDS AND
WINDSWEPT DUNES,
FOREST EDGE IS MORE
THAN JUST A HOME
– IT'S A LIFESTYLE
STATEMENT.



SCAN TO
VIEW OUR
VIDEO TOUR

expluxury.uk.com



DISTANCES

NT PINE FOREST : 3 MIN WALK
FORMBY BEACH: 12 MIN WALK
NEAREST BUS STOP: 5 MIN WALK
NEAREST TRAIN STATION: 10 MIN WALK
VILLAGE CENTRE: 5 MIN DRIVE
FORMBY GOLF CLUB: 2 MIN DRIVE
FORMBY HALL GOLF RESORT
& SPA: 8 MIN DRIVE
SOUTHPORT: 19 MIN DRIVE
LIVERPOOL CITY CENTRE: 45 MIN DRIVE
M57/M58: 16 MIN DRIVE

ACCOMMODATION IN BRIEF

- Vestibule
- Entrance foyer
- Open plan kitchen with dining & atrium
- Butler's pantry
- Separate utility room
- Formal dining room
- Living room
- Cinema room
- 2 Separate W.C.'s
- Cloakroom
- 6 Bedrooms, all ensuite with walk-in dressing rooms
- First floor laundry room
- Games room
- Gymnasium
- Study/Home office



OUTSIDE

- Generous plot (approx. 0.4-acre)
- In & out remote entranced gates
- Walled frontage with mature borders
- Block paved driveway with mature trees & shrubs
- Double garage with remote entrance
- EVC point in garage
- Extensive porcelain terrace to the rear
- Rear lawn with sprinkler system & irrigation
- External speakers
- Children's play area
- External W.C.
- Electrical points
- Hot and cold-water points
- Open woodland to the rear
- Full security system with CCTV



THE PROPERTY

This custom-built residence, sprawling over 8,000 square feet and three luxurious levels, is the very embodiment of refined modern living. Designed for those who expect nothing but the best, Forest Edge marries elegant architecture with smart contemporary living. Every inch has been created to impress — from the soaring atrium and ambient cinema suite to the sumptuous en-suite bedrooms and smart home tech that anticipates your every need. Whether you're entertaining on the west-facing terrace at sunset or unwinding in your private spa-style suite, this is where luxury feels effortless.





GROUND FLOOR

From the moment you arrive, the attention to detail is unmistakable. A tiled vestibule offers an impressive yet practical entryway with integrated storage for everyday essentials, leading through a secure door into a grand entrance foyer. Here, a spectacular split oak staircase and porcelain-tiled flooring — with underfloor heating (found throughout every level) — set the tone for the elegant design that flows through the entire home.

The foyer connects seamlessly to the main living spaces. A discreet understairs cloakroom with bespoke cabinetry and one of three ground-floor W.C.s (one accessed externally), finished with floating vanity and neutral tiling, add convenience and style.

Double doors reveal the showstopping atrium lounge — a stunning, triple-height space flooded with natural light from a vast window wall and full-width bifold doors overlooking the rear garden and woodland. A chandelier anchors the room, while electric blinds, including an integrated Bandalux system, offer full light control. A contemporary feature wall with an electric fire and integrated TV links to the Control4 smart system, which provides multi-room audio and automation throughout the home, including bathrooms.

The open-plan kitchen and dining space flows effortlessly from the atrium. A large U-shaped granite island with teppanyaki plate, induction hob, downdraft extractor, pop-up sockets, and breakfast bar is paired with stylish cabinetry and brushed gold hardware. Integrated NEFF appliances — including dual ovens, steam oven, microwave, warming drawers, two dishwashers, and a Quooker tap — offer both function and flair. There's space for a full American-style fridge freezer and a large dining table.

A walk-through butler's pantry with wine fridges connects to the formal dining room at the front — a refined space with wood-look porcelain floors and a real-flame gas fire. Off the kitchen sits a spacious utility room and an additional W.C., designed with the same attention to detail.

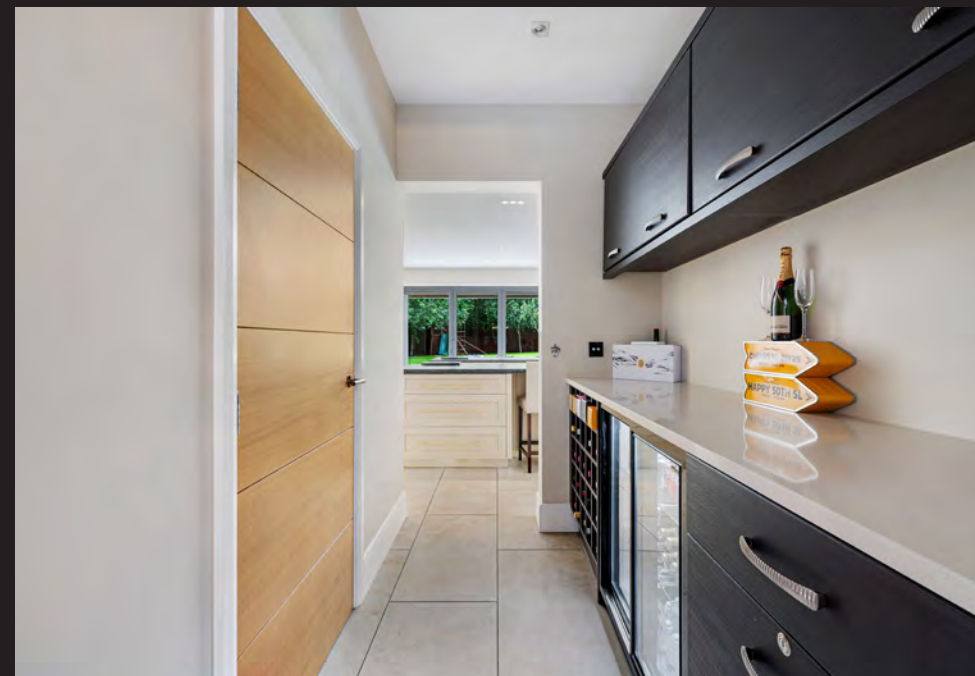
To the side, the custom-built cinema room creates an immersive escape, with black mica sparkle wall coverings, plush dark carpets, a fibre-optic star ceiling, 4K projector, and oversized screen with full surround sound.

Rounding off the ground floor is the elegant living room — warm oak flooring, bi-fold doors to the terrace, and serene garden views make it the perfect retreat day or night.













FIRST FLOOR

Ascending the central oak staircase to the first floor, you arrive at a spectacular galleried landing that looks down and out over the atrium below and offers panoramic views of the rear gardens and surrounding pine forest through expansive glazing. This is more than a circulation space — it's a moment of calm and beauty, with a dedicated seating area bathed in light from six spoke windows that frame the tranquil front aspect.

This level is home to four exceptional bedroom suites, each designed as its own private sanctuary. Every suite features a bespoke walk-in dressing room with fitted cabinetry and luxurious oak flooring, along with a private en-suite bathroom offering either a spa-style walk-in shower or a freestanding bath with integrated TV. Elegant tilework, floating vanities, and premium fittings complete the experience in each space.

The principal bedroom is positioned at the rear to make the most of the stunning woodland backdrop. Full-height bifold doors open onto a large, porcelain-laid private balcony — a peaceful space to enjoy your morning coffee or evening wind-down. The en-suite bathroom is a showpiece: full-size freestanding Duravit bath, walk-in rainfall shower, his-and-hers vanities, a private W.C., and integrated Tilevision TV — all framed in timeless chocolate and cream tiling.

Each of the remaining three bedrooms on this floor offers its own unique character — from bold dark tones and moody marble to soft dove greys and white marble accents — all sharing the same exceptional level of finish.

A dedicated laundry room and separate linen cupboard on this floor add functionality to luxury, keeping the practicalities of daily life out of sight but always within easy reach.







UPPER FLOOR

The second floor is the ultimate flex-space — a true top-level retreat that expands the lifestyle possibilities of this home. With two further large en-suite bedrooms, a private gym, spacious games room, and executive home office, this floor is perfect for teens, guests, or those working from home.

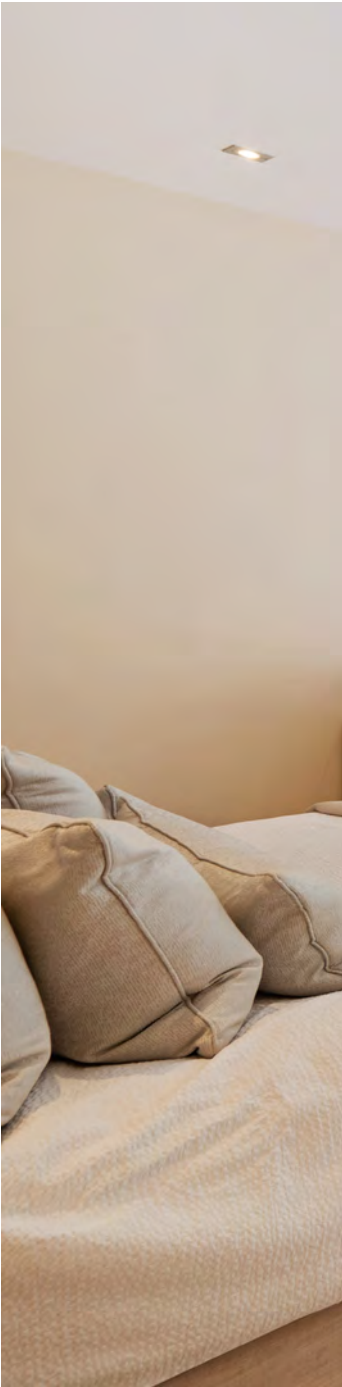
Both bedrooms mirror the quality seen on the floors below — light-filled and private, with dressing rooms, smart storage solutions, and luxurious bathrooms. One en-suite is styled in warm neutrals with a full bath, walk-in shower, and TV integration; the other features crisp white tiles, a modern shower suite, and charming character details including extra storage built into the eaves — ideal for luggage or seasonal décor.

The home gym is a standout feature — flooded with natural light via remote-operated VELUX windows and enhanced by mirrored walls that aid form and function. It's a space designed to energise, complete with integrated sound system and TV points for a full multimedia workout experience.

For remote professionals or study needs, the home office is both stylish and practical. With custom-fitted low-level cabinetry lining the walls and a corner desk, it's an inspiring space to focus. Air conditioning ensures comfort year-round, while leafy views provide a sense of calm and separation.

Rounding off this floor is the games room — a vast, multifunctional space with four VELUX windows, integrated blinds, and ample space for entertainment setups, games tables or media zones. Eaves storage and fitted cabinetry ensure everything has its place. An elegant black crystal-tiled W.C. is perfectly located for convenience, completing this exceptional top-floor experience.







OUTSIDE

Outside, Forest Edge truly excels — offering a secluded, secure, and beautifully landscaped environment that echoes the high standards of the interiors.

Set behind electric remote-access gates, the home sits on a generous and well-established plot. A smart in-and-out block paved driveway is framed by mature planting, creating an impressive approach with ample space for multiple vehicles. The double garage, also remote-operated, offers additional parking and storage with direct internal access to the home.

To the rear, the lifestyle shifts to total relaxation and effortless entertaining. The west-facing garden is a haven of privacy and natural beauty, bordered by the National Trust pine forest — home to the area's famous red squirrels and rich bird life.

Expansive porcelain terraces stretch across the back of the house, accessible from the kitchen, atrium, and living room. With integrated outdoor speakers, lighting, power points, and even hot and cold water taps, every detail has been thought through for al fresco dining, barbecues, or long summer evenings.

A large lawn provides open space for play and leisure, framed by young trees and equipped with a full irrigation and sprinkler system for easy maintenance. A barked children's play zone adds yet another thoughtful touch for family living, while a discreet external W.C. adds extra convenience.

This outstanding outdoor setting offers a seamless continuation of the home's luxury and comfort — all set against the timeless beauty of Formby's woodland coastline.

Experience the perfect blend of luxury, space, and smart design in this exceptional family home, set on an exclusive secluded woodland plot yet just minutes from Formby's beach and village.





ABOUT THE AREA

Formby is one of the North West's most desirable coastal towns, set along the scenic Sefton coastline. Known for its sweeping beaches, sand dunes, and the iconic National Trust pine forest – home to the rare red squirrel – it's a place of natural beauty and relaxed luxury.

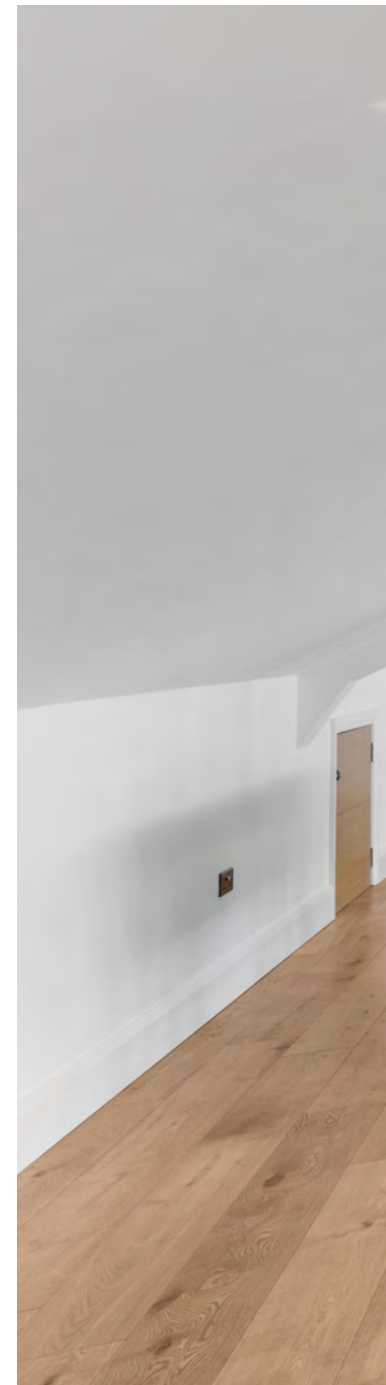
The village itself offers a vibrant mix of cafés, restaurants, independent shops, and everyday amenities, creating a perfect balance of charm and convenience. Leisure opportunities abound with two golf clubs, a cricket club, equestrian centre, tennis, hockey, gyms, pools, and the renowned Formby Hall Golf Resort & Spa – making it ideal for an active, outdoor lifestyle.

TRANSPORT

Formby offers excellent transport links for both commuters and travellers. Local buses run frequently, with a stop just minutes from Forest Edge. Two train stations – Formby and Freshfield (an 8-minute walk) – provide direct services to Southport and Liverpool, while Liverpool Lime Street connects to London in under two hours. The M58 and M57 are around 20 minutes away, and both Liverpool John Lennon and Manchester airports can be reached within an hour.

SCHOOLS

Formby offers excellent education options across all age groups. Top-rated local primaries include Freshfield, Trinity St Peter's, Our Lady of Compassion, and St Jerome's. Formby High School is rated "Outstanding" by Ofsted and includes a popular sixth form. For independent education, Merchant Taylors' Schools in Crosby and Scarisbrick Hall School offer respected private pathways from primary through to sixth form.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: mains water, electric, mains gas, double glazing, underfloor heating throughout all levels, Control 4 smart home automation, ultrafast broadband (estimated), fire sprinkler system, garden irrigation with sprinkler system, full security system with CCTV.

EPC: B

Council Tax Band: H

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

Local Authority:

Sefton County Council

E: contact@sefton.gov.uk

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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TOTAL APPROX. FLOOR AREA 8,460 SQ FT



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR



SECOND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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