



LUXURY

7 BADGERS RAKE
FORMBY, L37 1XU



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TOTAL APPROX. FLOOR AREA 4,510 SQ FT / GARAGE 183 SQ FT

INCREDIBLE LOCATION.
INCREDIBLE HOME.
INCREDIBLE LIFESTYLE.
WHERE ARCHITECTURAL
VISION MEETS
NATURAL BEAUTY.
THIS EXCEPTIONAL
RESIDENCE HAS BEEN
TRANSFORMED FROM
ITS 1970s ORIGINS
INTO AN INNOVATIVE,
CONTEMPORARY
HOME, DESIGNED FOR
MODERN LIVING.



SCAN TO
VIEW OUR
VIDEO TOUR

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DISTANCES

- NT PINE FOREST 1 MIN WALK
- FORMBY BEACH 2 MIN WALK
- NEAREST BUS STATION 6 MIN WALK
- NEAREST TRAIN STATION 6 MIN WALK
- VILLAGE CENTRE 5 MIN DRIVE
- FORMBY GOLF CLUB 2 MIN DRIVE
- FORMBY HALL GOLF RESORT & SPA 9 MIN DRIVE
- SOUTHPORT 20 MIN DRIVE
- LIVERPOOL CITY CENTRE 45 MIN DRIVE
- M57/M58 20 MIN DRIVE

ACCOMMODATION IN BRIEF

- Entrance foyer
- Cloakroom with W.C.
- Lounge
- Snug
- Open plan kitchen with living & dining
- Separate utility room
- Study/ 5TH Bedroom
- Primary suite with dressing room, ensuite & balcony terrace
- 2nd Bedroom with walk-in wardrobe & ensuite
- 2 Further bedrooms (1 ensuite)
- Large family bathroom



OUTSIDE

- Generous plot (approx. 0.4-acre)
- In-and-Out remote entry gates with intercom
- Expansive block pave driveway
- Parking for 4+ vehicles
- Garage /storage
- South facing rear garden
- Extensive rear terracing
- Forest backdrop
- Expansive porcelain laid terrace
- Professional landscaping by James Cormish
- Ornamental pond with waterfall
- Mature trees and borders
- Garden streetlamps and exterior lighting
- Walled, hedged & fenced rear perimeters
- Comprehensive Security System and CCTV



THE PROPERTY

Set on a generous plot that backs directly onto the awesome National Trust pinewoods, every detail has been reimagined to offer the ultimate in style, sophistication, and serenity.

This is a house designed to impress and built to perform. The layout blends generous reception areas with smart, functional zones—ideal for both busy family life and tranquillity. The streamlined open-plan kitchen, living and dining space is the centrepiece, while a primary suite delivers hotel-style luxury with its private terrace. Outside, the south-facing rear garden is exceptional—professionally landscaped by James Cormish with a backdrop that brings peace, privacy, and year-round beauty.





GROUND FLOOR

The bespoke Portuguese stone façade sets a bold tone from the outset, with outstanding apex-height glazing framing the secure entrance—an architectural statement that hints at the refinement within. Inside, the double-height entrance hall is bathed in natural light, enhanced by full-height glazing fitted with remote-controlled plantation shutters for simple control of privacy, brightness, and temperature. Underfoot, Italian Casa Ceramica large-format neutral porcelain tiles flow flawlessly throughout the ground floor, setting a calm, refined base.

An elegantly engineered floating staircase rises beside a dramatic split-slate feature wall, where a custom-built light installation adds warmth and visual drama, leading the eye to the galleried landing above. Practicality meets polish in the spacious cloakroom, complete with built-in storage for coats and shoes, and a separate powder room finished in a monochrome palette with a sculptural black marble basin.

To the front, a peaceful lounge offers a quiet retreat, featuring a bespoke media wall with integrated acoustic panelling, contemporary STUV 2 log burner, and hidden AV wiring. A built-in speaker system enhances the atmosphere—this premium feature is found throughout the main living and sleeping areas.

The heart of the home is a spectacular open-plan kitchen, living and dining area that captures uninterrupted views of the south-facing garden and pine forest beyond—an ever-changing backdrop that brings calm and connection to every moment. Expansive bifold and trifold doors span the rear, inviting the outdoors in and creating a seamless flow to the sun-soaked terrace—perfect for alfresco dining, entertaining, or simply unwinding in peace.

Designed by Kevin Roper, the kitchen is timeless with a modern country edge—elegant grey cabinetry, brushed steel accents, and generous pantry storage all combine with understated finesse. A large central island houses an induction hob beneath a dropped ceiling with concealed extraction, while the pristine white quartz surfaces, veined with grey marble, add a touch of quiet glamour. Integrated Siemens appliances include full-height fridge, freezer, wine cooler, combination ovens, microwave and dishwasher. An under-mounted dual stainless-steel sink is paired with a Quooker tap for ultimate ease.



This area flows naturally into the dining zone—an inviting, communal space that makes hosting friends or gathering with family feel completely intuitive. The rear glazing opens fully to extend the social space onto the terrace, creating that relaxed lifestyle so many aspire to.

To the other side, a generous secondary living area keeps everyone connected. Open yet zoned, it's ideal for movie nights, casual lounging, or lively get-togethers, featuring another bespoke media wall with TV inset and acoustic detailing with a linear fireplace beneath for cosy evenings. Discreet built-in audio ensures immersive sound throughout.

Just beyond, a more intimate snug offers a quieter retreat with direct access to the garden via bifold doors—a lovely space for morning coffee or an afternoon read. Completing this level is the utility room mirroring the kitchen's finishes and providing additional cabinetry, worktop space, and a secondary sink, along with access to the side of the house—ideal as a boot/laundry room for muddy wellies, soggy dogs, or post-forest strolls.











FIRST FLOOR

The floating staircase rises gracefully behind glass balustrades to a wide, light-filled landing, where plush carpets and soft tones invite a sense of quietness. Natural light pours into this space from the full-height glazing at the front of the house, and there's ample room for a reading chair or relaxed seating area—perfect for a peaceful pause above the activity below.

The standout primary suite spans the depth of the home, finished with neutral wood-effect LVT flooring for both comfort and practicality. Trifold doors fitted subtly with remote blackout blinds open to reveal panoramic views of the pinewoods and lead directly onto a spectacular private terrace—an ideal setting for morning rituals or unwinding at dusk with a drink in hand. Integrated audio continues here, enhancing the ambience. Behind discreet pocket doors lies a bathroom designed for indulgence: full Italian ceramic tiling in crisp white, a raised black bathtub that takes centre stage, and dual countertop basins set against shimmering gold tilework, each with illuminated mirrors above. A black-framed screen encloses the walk-in shower, while black heated rails and gold alcoves add visual contrast and a sense of occasion. A spacious Kevin Roper walk-in dressing room completes this suite, fully fitted with custom, full-height cabinetry.

Another generous double bedroom sits to the side, enjoying garden views through a Juliet balcony. Finished in rich, dark cabinetry, the walk-in wardrobe adds drama and elegance, while its private shower room features a floating vanity, walk-in enclosure, and large-format neutral tiling—streamlined and distinctive.

To the front, a third bedroom offers excellent proportions and soft carpet underfoot. This room is served by a spacious bathroom finished with dramatic contrast—deep rich hexagonal tiles behind a modern vanity basin co-ordinate with a freestanding bathtub in front of white marble-effect tiles, all accented by brushed fittings and a walk-in shower. Functional yet visually engaging, it's a space that caters to both everyday needs and quiet luxury.











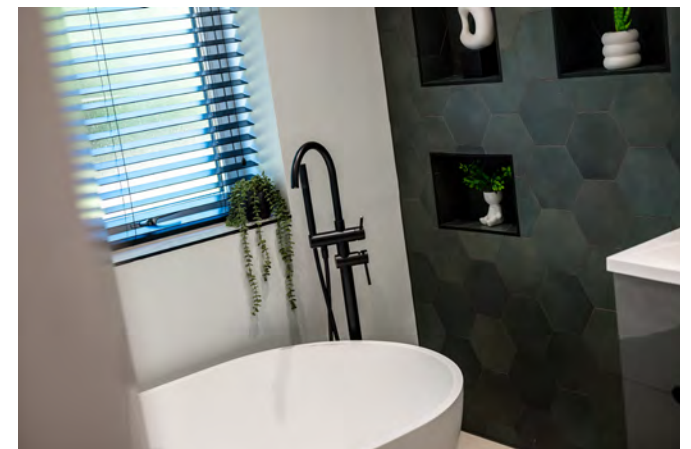
SECOND FLOOR

The floating staircase ascends once more to the top level, arriving at a generously sized, carpeted landing filled with natural light thanks to a large electronic VELUX window above. This adaptable space offers flexibility for a further study zone—whatever suits your lifestyle.

To one side, a spacious double bedroom enjoys a peaceful rear aspect and is paired with a stylish ensuite bathroom. Fully tiled and thoughtfully composed, it features a walk-in shower, freestanding bath, soft pink mosaic tiled feature wall, modern countertop basin, and dark heated towel rail, with useful eaves storage tucked neatly away.

On the opposite side of the landing, the dedicated home office impresses with apex glazing, twin electric VELUX windows, and sweeping views across the garden and forest canopy—an inspiring, elevated backdrop for work or creative pursuits. Carpeted and fitted with integrated audio, this room is as functional as it is adaptable, easily converted into a 5th bedroom as a full guest suite if desired.

Note: Loft space partially boarded.





OUTSIDE

Externally, the property continues to impress — offering a private, well-conceived outdoor realm that mirrors the home's quality within.

Securely positioned behind remote-operated in-and-out gates, the residence occupies a sizeable and mature plot. A neatly laid block-paved driveway, bordered by established greenery, provides an arresting entrance and accommodates multiple vehicles with ease. Part of the original double garage has been converted for internal use, though still allows space for a car or practical storage.

To the rear, the focus turns to leisure and tranquillity. The south-facing garden, backing onto protected National Trust pine woodland, is a peaceful retreat alive with birdsong and the presence of Formby's iconic red squirrels.

The grounds have been professionally landscaped by James Cormish, with an emphasis on form, function, and minimal maintenance. Expansive porcelain terraces stretch across the rear of the house, accessed from the dining and living areas and the snug, creating a smooth flow between indoor and outdoor living. Subtle ambient lighting enhances the mood at twilight, while an ornamental pond with a relaxing cascading waterfall introduces a soothing soundtrack to the space.

Raised beds, mature trees, and layered planting not only offer visual interest but also attract and support local wildlife. A full irrigation and watering system ensures minimal maintenance, allowing the garden to thrive with ease.

This outdoor haven completes the home — blending natural surroundings with thoughtful design to create a place of calm, connection, and quiet sophistication.

Perfect for those who value quality, tranquillity, and connection to nature. Without compromise this luxury home is set in one of Formby's most desirable locations and is ready to enjoy from day one.





ABOUT THE AREA

Formby is one of the North West's most sought-after coastal towns, set along the picturesque Sefton coastline. Famous for its expansive beaches, rolling sand dunes, and the National Trust pine forest that shelters the rare red squirrel, it offers a unique blend of natural beauty and laid-back luxury.

The village itself features a lively mix of cafés, restaurants, independent shops, and essential amenities, striking the perfect balance of charm and convenience. For leisure and recreation, residents enjoy two golf clubs, a cricket club, equestrian facilities, tennis and hockey courts, gyms, swimming pools, and Formby Hall Golf Resort & Spa — making it an ideal choice for those who love an active, outdoor lifestyle.

Note: Up until two years ago, Victoria Road faced busy summer weekends with beach traffic. Following extensive consultation, the National Trust now closes the entrance once the car park is full. Dynamic signage on the Formby bypass keeps visitors updated and redirects them to other areas, easing congestion.

TRANSPORT

Formby boasts superb transport connections for commuters and travellers alike. Frequent local bus services stop just a few minutes from the property. Freshfield train station is a 6 minute walk and offers direct routes to Southport and Liverpool, with Liverpool Lime Street providing onward connections to London in under two hours. The M58 and M57 motorways are approximately 20 minutes away, while both Liverpool John Lennon and Manchester airports are accessible 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.

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PROPERTY INFORMATION

Tenure: Freehold with
vacant possession.

Services: Mains water, Electric,
Mains gas, Double glazing,
Gas central heating, Integrated
speaker system, , ADSL
Copper Superfast broadband
(estimated), Garden irrigation,
Full security system with CCTV.

EPC: B

Council Tax Band: H

Flood Risk:

Rivers & Seas: 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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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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