



LUXURY

5 SHIREBURN ROAD
FORMBY, L37 1LR



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TOTAL APPROX. FLOOR AREA 3,207 SQ FT

OVERLOOKING FORMBY GOLF COURSE BUT CERTAINLY NOT TO BE OVERLOOKED, THIS SUBSTANTIAL CHARACTER HOME IS SET ON A PRIME CORNER PLOT, ON ONE OF FORMBY'S MOST SELECT ROADS OFFERING A RARE COMBINATION OF EXCLUSIVITY AND LIFESTYLE WITH HEAPS OF FUTURE POTENTIAL.



DISTANCES

- N.T. PINE FOREST: 5 MIN WALK
- FORMBY BEACH: 10 MIN WALK
- NEAREST BUS STATION: 2 MIN WALK
- NEAREST TRAIN STATION: 8 MIN WALK
- VILLAGE CENTRE: 5 MIN DRIVE
- FORMBY GOLF CLUB: 2 MIN WALK
- FORMBY HALL GOLF RESORT & SPA: 8 MIN DRIVE
- SOUTHPORT: 20 MIN DRIVE
- LIVERPOOL CITY CENTRE: 45 MIN DRIVE
- M57/M58: 20 MIN DRIVE

ACCOMMODATION IN BRIEF

- Integral porch with storage
- Entrance hall
- Lounge
- Sitting Room
- Kitchen with dining
- Formal dining room
- Separate utility room
- Study
- Cloakroom/ WC
- 5 Bedrooms
- 3 Ensuite bathrooms



OUTSIDE

- Plot approx. 0.31-acre
- Gated vehicle & pedestrian entry
- Block paved driveway
- Parking for 4/5 vehicles
- Detached, remote entry double garage
- Professionally designed landscaping
- Stone terraces and pathways
- Mature gardens to front side and rear
- External & security lighting



THE PROPERTY

Offering huge possibilities for renovation, extension, or redevelopment (subject to planning consents), this property currently combines flexible reception space, ideal for family living and entertaining with a dedicated study and a bespoke kitchen at its centre, complete with utility for day-to-day ease. Upstairs, five double bedrooms include four ensembles, offer comfort and privacy.

Outside, landscaped gardens, a gated driveway and a detached double garage add to the sense of space and seclusion, making this a property well worth viewing for those seeking to transform a home in one of Formby's finest settings.





GROUND FLOOR

An integral, light filled porch with tiled floor and inbuilt storage is a practical entrance and the perfect spot to ditch the shoes and coat before stepping into a welcoming hallway, which links the main reception rooms and sets the tone for the space throughout. A modern half tiled cloakroom/WC with a fitted vanity sits conveniently off the hall.

The layout offers three reception rooms, each with its own appeal. To the front, a sitting room creates a comfortable snug for day-to-day use. The principal lounge extends from front to rear, with dual aspect views and an impressive inglenook fireplace as a focal point, while French doors open onto the rear terrace and garden. From here, glazed doors connect to a formal dining room, which also opens onto the rear terraces via French doors and it's a natural setting for dinner parties and entertaining as it sits next door to the kitchen.

To the rear, the bespoke Martin Moore in-frame kitchen with ample space for a large, casual dining area acts as the heart of the home. Hand-painted with oak worktops, it includes a Belfast sink, pantry storage, and space for a range cooker and American-style fridge/freezer. A central island with breakfast bar and ceramic sink acts as a great communal space to watch the chef or enjoy a morning coffee whilst Amtico oak-effect flooring adds warmth and twin sets of French doors open directly to the garden. This area of the home is well-suited to both everyday family meals and informal gatherings that spill outdoors.

A large utility/laundry room adjoins the kitchen, fitted with further storage, a third sink, plumbing for appliances and space for a further fridge freezer. With direct outdoor access it is a functional addition for a busy lifestyle.

Completing this level a separate study sits to the side off the hallway, fitted with built-in furniture and enjoying garden views, it makes it a great office or quiet retreat away from the busier areas of the home.













FIRST FLOOR

A generous landing is naturally lit and connects five carpeted double bedrooms. The primary suite combines fitted wardrobes with a dressing area and a fully tiled, en-suite bathroom in monochrome palette featuring twin vanity basins, a separate walk-in shower, and a fitted full-sized bath.

Three further bedrooms are positioned to one side, the front one hosts a contemporary en-suite shower room, half tiled, with grey/blue décor and the central and rear bedrooms are served by a Jack & Jill ensuite bathroom with similar in style to the primary ensuite. Each space is well-proportioned, with built-in storage and neutral stylish décor.

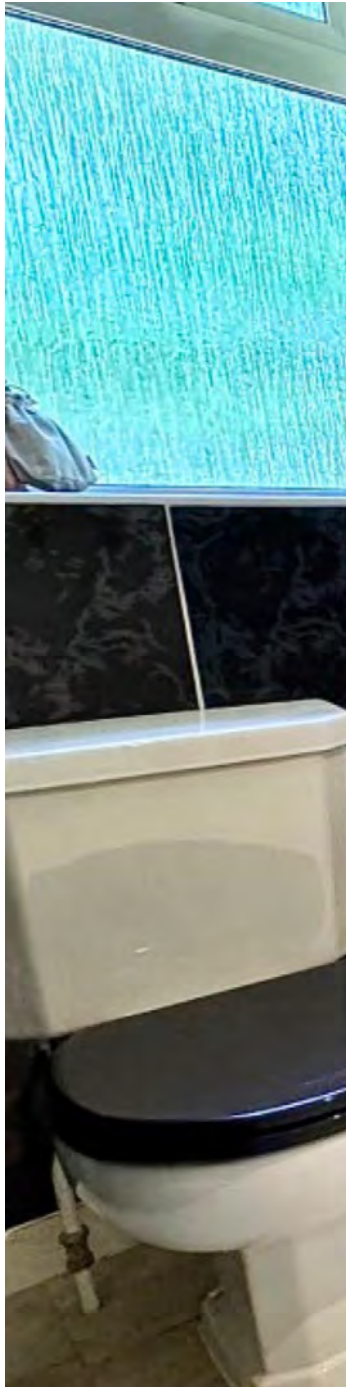
The fifth bedroom, also with fitted furniture, offers flexibility as a guest suite, teenage retreat or even an upstairs 'work from home' space. In total, four of the bedrooms have their own en-suite facilities, giving convenience and privacy for family and visitors alike.













OUTSIDE

The house stands on a generous corner plot with wraparound gardens to the front, side, and rear. Originally created by award-winning designer Jackie Knight, the grounds blend structure with seasonal planting to create outdoor spaces that feel both private and inviting. Stone patios and pathways meander through raised borders, while steps rise to a further lawn framed by mature trees and tall pines from the neighbouring forest. French doors from the dining room and kitchen connect directly to these spaces, giving the south facing rear garden a natural role in day-to-day living and entertaining guests.

To the front, a gated block paved driveway matches a pedestrian entry gate providing a sense of arrival and leads to a detached, remote entry, double garage with power and light. The elevated setting ensures privacy, while amazing open views across Formby Golf Links enhance the exclusivity of this position. Despite the peaceful surroundings, the beach, pinewoods, and village are all just moments away giving this home an enviable balance of seclusion and convenience.



Homes in this location rarely come to market, making it an exceptional chance to secure a plot and position that simply can't be replicated.



ABOUT THE AREA

Formby is regarded as one of the North West's most desirable coastal towns, set along the beautiful Sefton shoreline. Known for its wide sandy beaches, rolling dunes and the National Trust pinewood it's home to the protected red squirrel and combines natural beauty with a relaxed, high-quality lifestyle. The village centre offers everything you could need day to day, from cafés, great restaurants and boutique shops to practical services and essentials. For those who enjoy sport and leisure, the area provides two established golf clubs, a cricket club, equestrian facilities, tennis and hockey courts, gyms, swimming pools, and the renowned Formby Hall Golf Resort & Spa. It's worth noting - Visitor traffic to the beach was once a challenge on peak summer weekends, particularly around Victoria Road. In recent years, however, the National Trust has introduced new measures including car park closures once capacity is reached and dynamic signage on the Formby bypass, significantly easing congestion.

TRANSPORT

Formby is well-connected for both commuters and travellers. Freshfield station is around a 5-minute walk and provides direct services to Liverpool and Southport, with onward connections from Liverpool Lime Street reaching London in under two hours. Local bus services run frequently nearby (within a short walk), while the M57 and M58 motorways are approximately a 20-minute drive. For air travel, both Liverpool John Lennon and Manchester airports can be reached in under an hour.

SCHOOLS

The area is well served by schools at all levels. Local primary options include Freshfield, Trinity St Peter's, Our Lady of Compassion and St Jerome's, all well-regarded in the community. Formby High School holds an "Outstanding" Ofsted rating and offers a thriving sixth form. For those considering independent education, Merchant Taylors' in Crosby and Scarisbrick Hall provide respected private routes from primary years through to sixth form.





PROPERTY INFORMATION

Tenure: Freehold with
vacant possession.

Services: Mains water, electric,
mains gas, double glazing,
gas central heating, superfast
broadband (estimated), security
lights, alarm.

EPC: D

Council Tax Band: G

Flood Risk:
Rivers & Seas: very low
Surface water: very low.

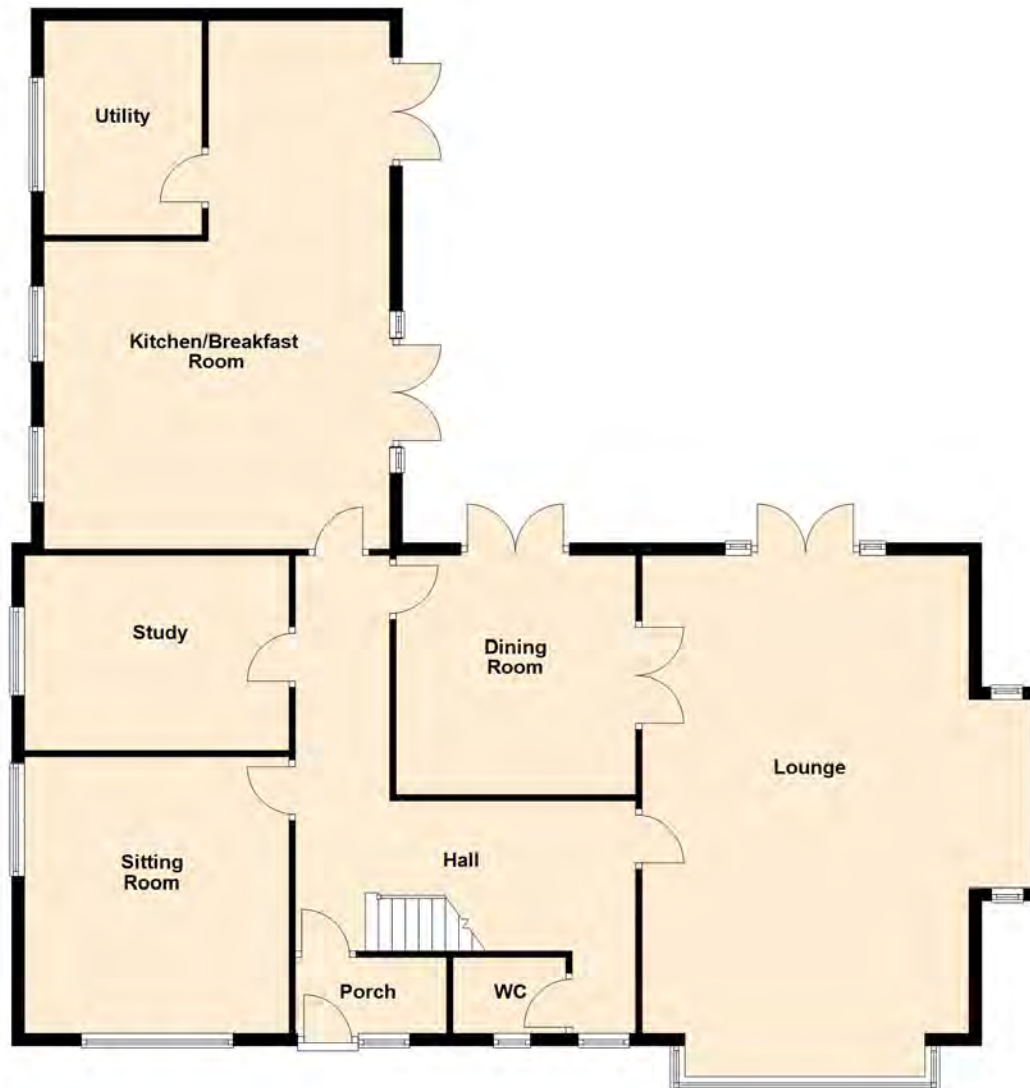
Local Authority:
Sefton County Council
E: contact@sefton.gov.uk

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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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

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY

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