



LUXURY

1 ARGARMEOLS ROAD
FORMBY, L37 7BU



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TOTAL APPROX. FLOOR AREA 5,759 SQ FT (INCLUDING GARAGE)

A HOME OF STATURE,
BUILT TO THE HIGHEST
STANDARD FOR THOSE
WHO VALUE SPACE,
QUALITY AND STYLE.
WITH ARTS & CRAFTS
DETAILING AND
BEAUTIFULLY CURATED
INTERIORS, IT COMBINES
MODERN FAMILY LIVING
WITH REFINED SPACES
FOR ENTERTAINING,
ALL SET ON ONE OF
FORMBY'S MOST
PRESTIGIOUS ROADS.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

DISTANCES

- NT PINE FOREST: 10 MIN WALK
- FORMBY BEACH: 15 MIN WALK
- NEAREST BUS STOP: 3 MIN WALK
- NEAREST TRAIN STATION: 4 MIN WALK
- VILLAGE CENTRE: 5 MIN DRIVE
- FORMBY GOLF CLUB: 5 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

- Reception hall
- Living room
- Sitting room
- Formal dining room
- Open plan kitchen with living & dining
- Separate utility/ laundry room
- Hardwood conservatory
- Cloakroom/ WC
- Primary suite with dressing room & ensuite
- 4 Further bedrooms (all ensuite)
- Upper-level reception



OUTSIDE

- Plot approx. 0.29-acre
- Remote gated entry with intercom
- Block paved driveway with parking for 6+ vehicles
- Professionally landscaped gardens
- Front lawn with fountain
- York stone rear terraces
- Ornamental pond/ water feature
- Spacious west facing sunny rear lawn
- Mature borders offering maximum privacy
- High tech alarm system with CCTV



THE PROPERTY

Privately gated and set on a substantial plot, this architect-designed home delivers just over 5,500 sq. ft of adaptable living space across three floors. The design celebrates the Arts & Crafts style, where natural materials, fine detail and a high level of craftsmanship take centre stage. Created with modern family life in mind, it unites generous everyday spaces with areas designed for hosting guests with panache.

The gardens, professionally landscaped and now beautifully mature, together with a feature-rich double garage, further enhance the luxury lifestyle on offer.





GROUND FLOOR

Double entry doors beneath a grand Haddonstone portico lead into a rather grand, centrally placed reception hall. This is an outstanding space, drawing the eye upwards to a series of geometric leaded windows set above the entry, filling the hall and galleried landing with natural light. Oak half-panelled walls handcrafted by Clive Christian rise above a monochrome porcelain tiled floor with underfloor heating (fitted throughout the entire ground floor), practical yet sophisticated, while a co-ordinated Clive Christian fireplace with open flame gas fire sits within a black marble surround and hearth with bespoke oak mantle, generating a warm welcome to any arrival.

A bespoke oak staircase (by Clive Christian) curves upwards to the first floor, framed by solid spindles and lit by a spectacular chandelier. A discreet cloak cupboard provides everyday storage, while a generous powder room/ WC with handcrafted cabinetry by Clive Christian features inbuilt oak cabinetry, a vanity basin and large mirror reflect the quality of finish seen throughout the entire home.

From the hall, access flows to all the principal reception rooms and you'll notice on the ground floor all doors, skirting boards and architrave are made of solid oak. To the front, a formal dining room offers a distinguished setting with two square bay windows, ornate coving and chic chandeliers. The proportions allow for substantial dining furniture, and bespoke alcoves provide displaying space.

To the rear, the first sitting room is designed with a rich, elegant comfort, enhanced with decorative corning and centred on a contemporary glass-fronted Gazco gas fire. French doors open onto the terrace, extending the living space into the garden. A further reception sits alongside, more intimate in atmosphere and connecting directly with the kitchen dining area and the conservatory, making it a highly versatile room.

The conservatory is a solid hardwood Amdega, renowned for their craftsmanship and longevity. Recently repainted and in excellent condition, it features porcelain tiled flooring, underfloor heating, and an impressive apex roof. This is a year-round space, perfect for taking in views across the garden and the enjoying the trickle of the calming pond and local birdsong. Double doors open onto the York stone terraces, encouraging a unified indoor-outdoor lifestyle.



The kitchen is the core of this home; a light-filled, convivial space that brings family and friends together. Generous in scale, it has the flexibility to serve as both a practical everyday hub and an exceptional setting for entertaining. At its centre stands a large island that provides ample preparation space and a natural gathering point, while the celebrated Mark Wilkinson "Cook's Kitchen" range, handmade in solid wood, anchors the room with timeless style. Black quartz counters, slate tiled floors and dual Belfast sinks combine durability with character, and the cabinetry can be repainted to refresh the look over time. Appliances are of the highest quality, including a Miele dishwasher, integrated microwave, new Falcon range cooker and a Samsung American fridge freezer. Completing the space, a bespoke Welsh dresser, handmade to harmonise with the kitchen, offers further storage and display, reinforcing the sense of meticulous design throughout.

The space is large enough to accommodate informal dining and a relaxed living area, making it a true hub of the household. A secondary door leads into the conservatory, connecting both rooms to the garden.

Completing this level is a sizable utility adjoining the kitchen, fitted with solid wood cabinetry, composite sink, and Miele laundry appliances. A drying cupboard with shelving provides additional convenience. From here, access leads to the integral double garage.









FIRST FLOOR

The oak staircase rises to a generous galleried landing, illuminated by the entrance windows that fill the space with light. From here, five ensuite bedrooms are arranged, each designed with consistency of finish and a sense of individuality. Solid wood doors, bespoke Clive Christian cabinetry, and practical storage run throughout, while every bathroom is appointed with high-quality tiling underfloor heating, chrome heated towel rails, and in the principal suites, integrated Sonos sound.

The primary bedroom enjoys a private position overlooking the rear garden. An emperor size, four poster oak bed marries with the hand-crafted oak panelling, inbuilt cabinetry with a full-length mirror, and the room also features a dedicated walk-in dressing room with floor-to-ceiling wardrobes, underlining its exclusivity. Double doors open into a luxurious ensuite, fitted with matching storage, a large vanity basin, double bathtub, WC, bidet, and separate shower, all finished in polished Italian marble with Villeroy & Boch sanitaryware.

The second bedroom mirrors the style of the primary suite on a similar scale, with fitted wardrobes in place of a separate dressing room. Its ensuite is equally indulgent, finished in polished marble with Villeroy & Boch fittings and a spacious shower.

Three further bedrooms complete this floor. Each is generously proportioned, with two featuring bespoke solid wood furniture fitted to the space and accompanied by contemporary ensuite shower rooms. The third offers a full bathroom, and all are finished to the consistently high standard seen throughout the home.



UPPER FLOOR

A carpeted staircase rises to the top floor, which is finished with Amtico flooring and benefits from dual Velux windows and a side window, allowing in natural light. This floor is highly versatile, currently serving as a study, gym, and home cinema with Sonos surround sound and an 85-inch screen. Its size and layout make it equally suited to use as a creative studio, teenagers' retreat, or guest suite. Accessible roof storage is a bonus, while the sense of openness ensures it feels integral to the home rather than an afterthought.















OUTSIDE

The approach is defined by brick pillar walls, railings and fencing to the front and sides, giving both privacy and security. Remote electric gates open to reveal the Arts & Crafts Tudor-inspired façade, with handmade brickwork, Haddonstone window mullions, and feature leaded light windows. A Haddonstone fountain providing elegance on arrival, while landscaped gardens frame the house beautifully. The gardens are as carefully considered as the interiors. Designed by Ladygreen Nurseries around twenty years ago, they have matured with sweeping lawns together with a careful arrangement of mixed planting. A delightful folly adds charm, while immaculately kept conifers ensure a sense of complete privacy. The west-facing rear garden is a standout, bathed in afternoon and evening sun, and ideal for outdoor living. The York stone terracing provides a natural extension of the interior spaces, while the pond, positioned just beyond the conservatory, adds a sense of calm and tranquillity.

The double garage features remote entry with up and over doors and is tiled and fitted with full-height storage cabinets, wine store, and boilers, together with an electric vehicle charging point. The property is further enhanced by a state-of-the-art Ajax alarm system with CCTV, curtain screening at vulnerable points, and app-based monitoring that can be tied to police response if desired. Installed within the last two years, it ensures security is second to none. Full fibre broadband, Sky, and Sonos sound throughout keep the home as technologically advanced as it is traditional in style.

An extraordinary property created without compromise it has been built with remarkable attention to detail and maintained to the highest standard, and positioned on one of Formby's most prestigious roads, it represents an opportunity that cannot be replicated. To recreate such a property today, with its scale, specification, and setting, would be beyond reach. For those seeking a lifestyle that blends timeless architecture, modern comfort, and community spirit in an unrivalled location, this incredible home offers exactly that.

Please Note: All chandeliers, the handcrafted Welsh kitchen dresser and bespoke Clive Christian four poster bed are included in the sale.





ABOUT THE AREA

Formby is widely recognised as one of the most sought-after coastal locations in the North West, set against the striking backdrop of the Sefton coastline. Its expansive sandy beaches, rolling dunes, and National Trust pinewoods (home to the rare red squirrel) creates a unique mix of natural beauty and tranquillity. The vibrant village centre caters for everyday living, with an excellent choice of cafés, restaurants, boutique shops, and essential services. For those with an active lifestyle, the area boasts two long-established golf clubs, a cricket club, equestrian centres, tennis and hockey facilities, gyms, swimming pools, and the award-winning Formby Hall Golf Resort & Spa.

NOTE: Beach visitors once created congestion during peak summer weekends, particularly on Victoria Road. However, recent National Trust initiatives include controlled car park access and improved traffic management with real-time signage on the Formby bypass. This has greatly improved the experience for both residents and visitors.

TRANSPORT

Formby is well-connected for both commuters and travellers. Freshfield station is less than 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, underfloor
heating across ground floor, gas
central heating upper floor, Sonos
sound system, surround sound,
ultrafast broadband (estimated),
security lights, Ajax alarm system.

EPC: C

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

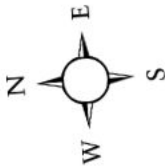
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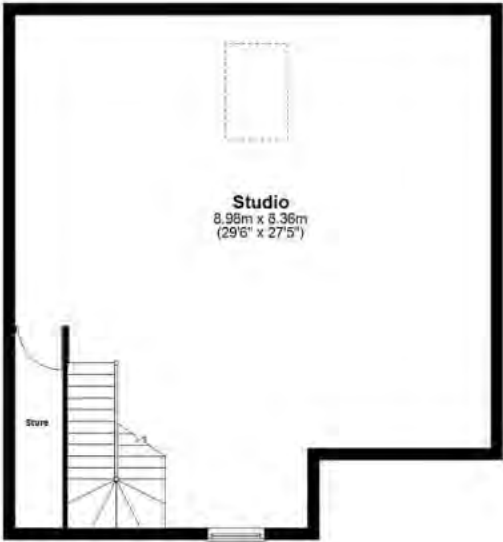


GROUND FLOOR

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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LUXURY

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