



LUXURY

VILLA D'ESTE

KIRKLAKE ROAD,
FORMBY, L37 2DA



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TOTAL APPROX. FLOOR AREA: 3,414 SQ FT

INTRODUCING
'VILLA D'ESTE' A
MEDITERRANEAN-
INSPIRED HOME OF
ABSOLUTE LUXURY,
WHERE LIGHT-FILLED
SPACES AND HIGH-
END DETAIL CREATE A
SENSE OF CALM AND
EASE. DESIGNED FOR
BOTH RELAXATION
AND ENTERTAINING, IT
OFFERS A LIFESTYLE
OF CONVENIENCE
WITHOUT COMPROMISE.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

DISTANCES

- VILLAGE CENTRE: 5 MIN DRIVE
- NEAREST BUS STOP: 3 MIN WALK
- NEAREST TRAIN STATION:
10 MIN WALK
- NT PINE FOREST: 7 MIN WALK
- FORMBY BEACH: 15 MIN WALK
- FORMBY GOLF CLUB: 6 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

- Open plan kitchen with living & dining
- Dedicated cinema room
- Gymnasium
- Separate utility room
- Cloakroom/WC
- Primary suite with dressing room &
ensuite bathroom
- 3 further bedrooms (all ensuite/all walk-
in wardrobes)



OUTSIDE

- Approx. 0.28-acre plot
- Remote gated entry
- Block paved driveway with parking for 6+ vehicles
- Heated swimming pool with LED lighting system
- Expansive nonslip porcelain terraces
- Easily maintained lawn to rear with neat borders
- Walled and fenced perimeters
- Full security system with CCTV



THE PROPERTY

Delivering one level of refined living, centred around a private heated pool and landscaped gardens at its heart, this eye-catching "U-shaped" design floods the interiors with light, giving every communal room a view of the pool and terraces. Mornings here begin with sunlight streaming across the water with evenings made for entertaining outdoors in complete privacy.

Inside, beautifully designed living space presents open plan living with luxury kitchen and dining space complemented by a private cinema room, a fully equipped gymnasium and a primary suite of exceptional comfort. Three additional private ensuite bedrooms complete the interior, creating a home where modern luxury is simply part of everyday life.





INTERNALS

Villa d'Este has been finished to an exacting standard, with every detail reflecting precision and quality. This is a smart home in the truest sense, equipped throughout with underfloor heating, Crestron electric blinds, a fully integrated sound system, advanced security and air conditioning; all designed to deliver comfort, convenience and peace of mind.

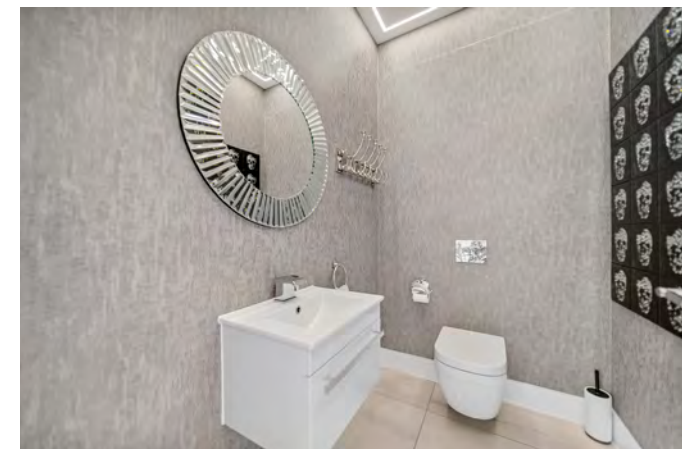
The full-height glazed entrance beneath a full width portico leads straight into the open-plan kitchen, dining and living area, setting the tone for the outstanding interiors. Porcelain tiled flooring with ambient, underfloor heating runs throughout, while dual sets of glazed doors lead straight onto the central terrace and pool, filling the space with natural light and uninterrupted views.

At the centre sits a tunnel limestone fireplace acting as a natural room divider, with inset televisions on either side, creating a striking and practical focal point. Overhead, recessed wave-inspired ceilings with integrated lighting add a dramatic architectural edge.

The kitchen is as sophisticated as it is functional, finished in warm, neutral tones with exceptional attention to detail. A U-shaped island mirrors the house's form, complete with stunning Dekton counters and splashbacks, integrated LED lighting, induction hob with downdraft extractor, under-counter composite sink with instant hot water system, and a dining extension able to seat eight around a stunning marble-effect Dekton surface illuminated by pendant lights. Top-end appliances include Miele ovens, coffee machine, oversized fridge-freezer, commercial-grade wine refrigeration and twin butler cabinets, perfectly positioned for drinks and breakfast station.

The property also includes a spacious utility and laundry room, fitted with an additional sink and direct access outside, it's an ideal space for keeping the main kitchen clear and organised. A cloakroom/WC sits close by for everyday convenience, while an adjoining store cupboard provides further practical space with external access.

Beyond the main living zone lies a dedicated cinema room, soundproofed and designed with rich finishes, LED mood lighting, hidden projector and an oversized screen, the perfect setting for movie nights or major sporting events.



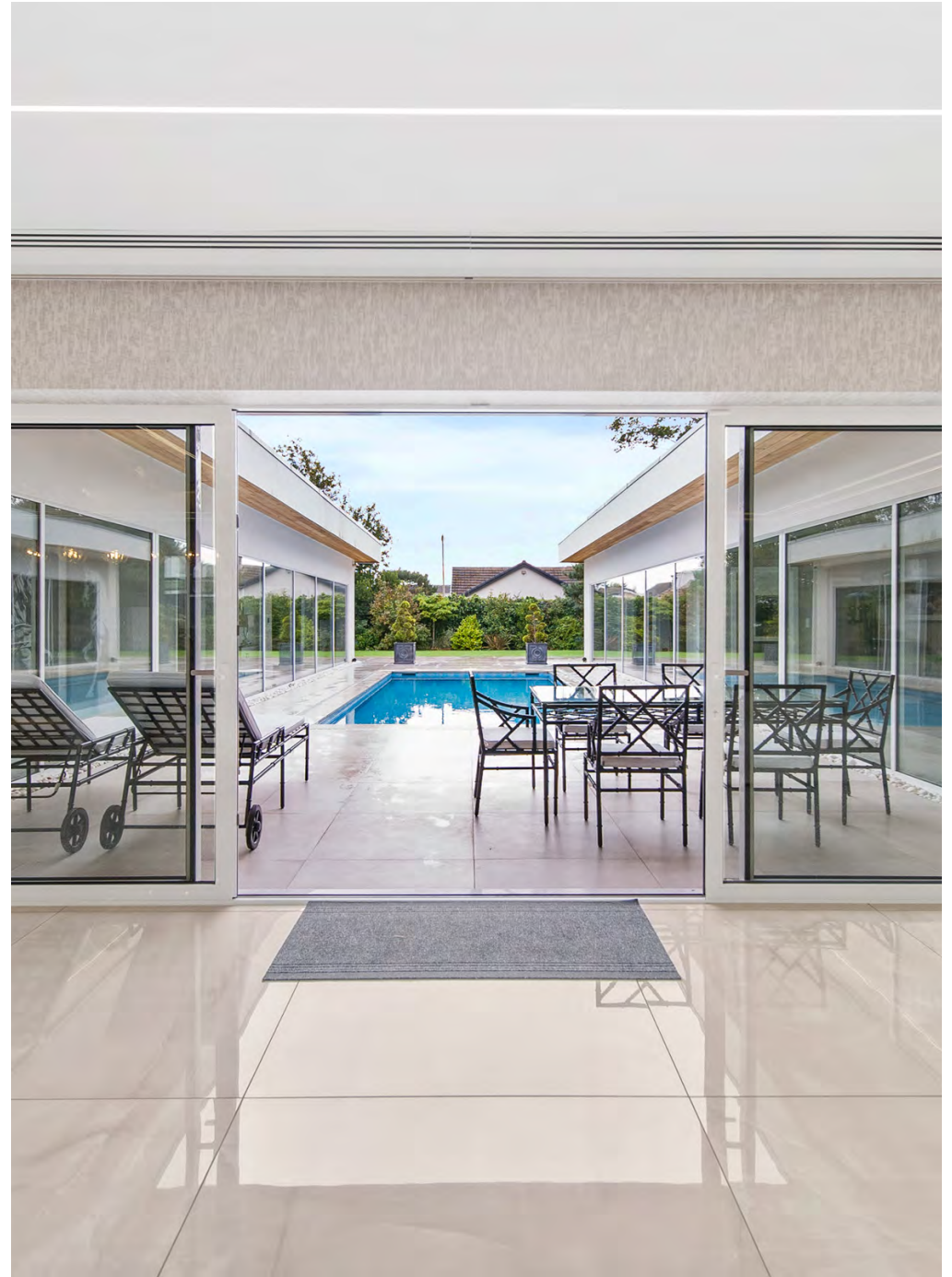
From the central living space, the property extends into two wings, each lined with full height glazing that overlooks the pool. As the floor tiles extend the first room houses a gymnasium with professional-grade flooring, mirrored wall, air conditioning and bi-folding doors that open directly to the terraces; equally suited for workouts or alternatively as an additional reception room. Along the same wing, the primary suite is a retreat of its own. It features the same porcelain floors, marble wall finishes, a contemporary fireplace with inset TV, acoustic panelling, recessed ceilings with soft lighting, and a dressing room with fitted cabinetry. The adjoining ensuite is finished in dramatic onyx marble, complete with a freestanding bath, walk-in rainfall shower, floating vanity and WC, brushed-gold fixtures and automated blinds to control the light and views.

The opposite wing provides three further bedroom suites, all generously proportioned with walk-in wardrobes, tiled floors, TV points and ensuite shower rooms finished in black and white marble effect tiles with floating vanities and WCs. All double in sized the end bedroom enjoys direct views towards the pool and gardens, making this wing ideal for family or guests.























OUTSIDE

Accessed by a private block-paved road shared with just one neighbouring residence, Villa d'Este enjoys a sense of exclusivity and seclusion from the moment you arrive. Remote-controlled gates open to a generous block-paved driveway with space for multiple vehicles, framed by walled boundaries and neat hedge borders that enhance both privacy and presentation.

The centrepiece of the grounds is the heated swimming pool, encompassed with modern, non-slip porcelain tiling in a light tone that reflects the Mediterranean character of the home. Expansive terraces extend from the living spaces, creating the perfect environment for dining outdoors, relaxing in the sun or hosting guests beside the water. Integrated heaters and lighting ensure the setting can be enjoyed well into the evening, offering the same comfort and atmosphere after dark as it does through the day.

The gardens have been designed for ease of upkeep without conceding on style, using a premium synthetic surface softened by mature trees and shrubs that add greenery and seclusion. Together, the pool, terraces and carefully landscaped spaces transform the exterior into an outdoor lifestyle destination, as suited to quiet mornings by the pool as it is to lively evenings entertaining friends.



Villa d'Este is a home that stands apart; few in number, and exceptional in design. Set within an exclusive secluded setting, it offers a lifestyle of luxury and privacy, yet with the convenience of low-maintenance living. Perfectly suited to both full-time residence and as a lock-up-and-leave retreat, it is a rare opportunity to enjoy Mediterranean-style living in one of Formby's most sought-after addresses.





ABOUT THE AREA

Formby is widely regarded as one of the North West's most desirable coastal towns, set against the striking backdrop of the Sefton coastline. Expansive sandy beaches, rolling dunes and the National Trust pinewoods (home to the rare red squirrel) create a landscape of natural beauty and tranquillity. The village centre provides everything needed for daily life, from cafés, restaurants and boutique shops to essential services. For those who enjoy an active lifestyle, the area offers two established golf clubs, a cricket club, equestrian facilities, tennis and hockey courts, gyms, swimming pools and the renowned Formby Hall Golf Resort & Spa.

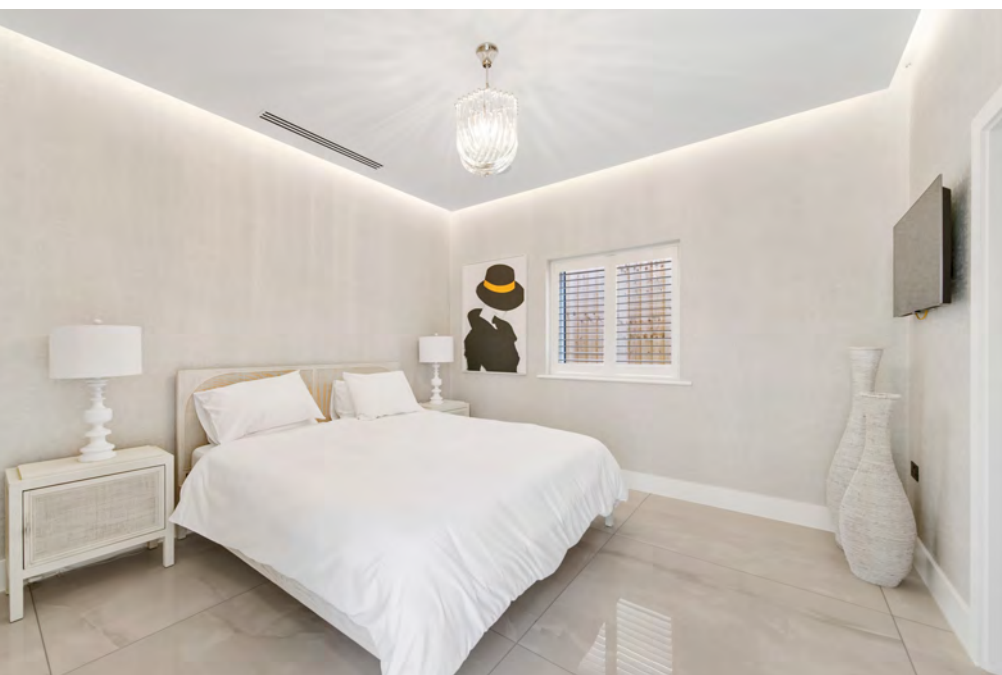
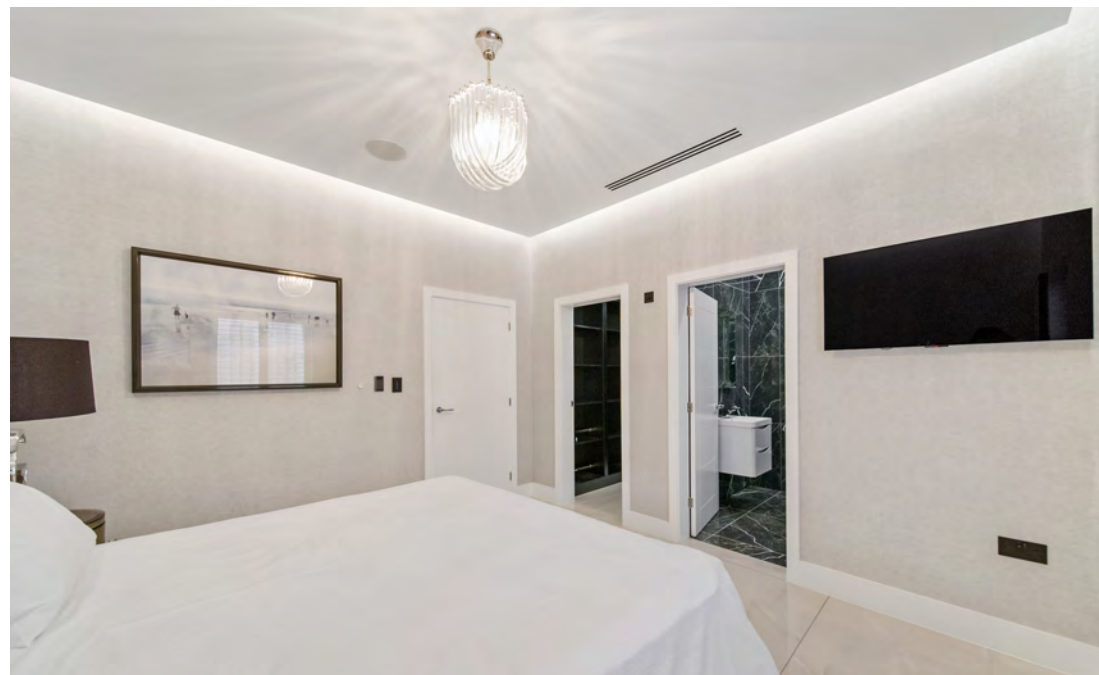
TRANSPORT

Formby is well-connected for both commuters and travellers. Formby station is around a 10-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 throughout,
Integrated electric blinds,
Integrated surround sound system,
Ultrafast broadband (estimated),
Full security system with CCTV.

EPC: B

Council Tax Band: D

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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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.

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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