



LUXURY

2 RYMERS GREEN  
FORMBY, L37 3HT

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## 2 RYMERS GREEN, FORMBY, L37 3HT

TOTAL APPROX. FLOOR AREA: 2,551 SQFT + GARAGE

A BEAUTIFULLY  
RENOVATED HOME  
OFFERING LIGHT-FILLED  
LIVING AND AN EASY,  
FLOWING LAYOUT.  
PERFECTLY POSITIONED  
CLOSE TO FORMBY  
VILLAGE, THE  
PINWOODS, BEACH AND  
TRANSPORT LINKS, WITH  
SPACE TO ENTERTAIN,  
WORK FROM HOME AND  
ENJOY THE OUTDOOR  
TRANQUILLITY.



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## DISTANCES

- N.T. PINE FOREST – 4 MIN DRIVE
- FORMBY BEACH – 5 MIN DRIVE
- NEAREST BUS STOP – 4 MIN WALK
- NEAREST TRAIN STATION – 9 MIN WALK
- VILLAGE CENTRE – 15 MIN WALK
- FORMBY GOLF CLUB – 4 MIN DRIVE
- FORMBY HALL GOLF RESORT & SPA – 6 MIN DRIVE
- SOUTHPORT – 20 MIN DRIVE
- LIVERPOOL CITY CENTRE – 45 MIN DRIVE
- M57/M58 – 20 MIN DRIVE

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## ACCOMMODATION IN BRIEF

- VESTIBULE
- ENTRANCE HALL
- LIVING ROOM
- OPEN PLAN KITCHEN WITH LIVING & DINING
- SEPARATE UTILITY ROOM
- FAMILY ROOM
- STUDY/ SNUG
- CLOAKROOM/ WC
- 4 BEDROOMS (ALL ENSUITE)







## OUTSIDE

- PLOT APPROX. 0.24-ACRE
- REMOTE GATED ENTRY WITH INTERCOM
- BLOCK PAVED DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- DETACHED DOUBLE GARAGE WITH EVC POINT
- FRONT LAWN WITH MATURE SHRUBS AND TREES
- SOUTHERLY FACING REAR GARDEN
- PAVED REAR TERRACES WITH LAWN AND HEDGED PERIMETER
- GARDEN POD WITH COVERED TERRACE
- A LARGE WORKSHOP WITH POWER & LIGHTING
- ALARM, SECURITY LIGHTS, WATER POINT
- HEDGED AND FENCED PERIMETERS

## THE PROPERTY

Set on a plot of around a quarter of an acre, this attractive home is arranged over two floors with four en-suite bedrooms and generous contemporary living space. The accommodation balances open-plan kitchen living with further flexible reception space, while the garden, garage and garden pod add versatility beyond the main house.









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## GROUND FLOOR

The house makes a strong first impression. A modern, secure front door opens into an integral porch before leading through a glazed internal door framed in oak, a detail repeated across the ground floor that immediately lifts the sense of light and continuity. The entrance hall is both welcoming and practical, finished with porcelain tiled flooring and centred around a bespoke wooden staircase. Built-in cabinetry beneath incorporates a bench seat and storage, keeping everyday life organised without clutter.

To the rear, the living room is designed for relaxed evenings and hosting alike. Soft carpet underfoot contrasts with the clean lines elsewhere, while a contemporary log burning fire with black quartz surround provides a natural and cosy focal point. Sliding patio doors open onto the rear terrace, allowing the room to extend outside during the summer months and creating an easy link to the garden.

Alongside, the family room offers a more informal space, currently arranged as a TV room. With a glazed door opening directly onto the garden, it works equally well for children, quieter evenings or as a flexible overflow space when entertaining. To the front of the house, the study or snug provides a calm retreat, with inbuilt storage and inset shelving and offers ample room for home working, reading or play.



The kitchen is where the house really comes together. Porcelain flooring flows through from the hall into a generous open-plan space designed for social living. Light oak, white and darker cabinetry sit alongside matt black Dekton worktops, with a breakfast bar for casual meals and conversation. A dedicated butler's station with full-height wine cooler makes entertaining a joy, while the appliance set-up includes an oversized induction hob, double ovens, warming drawer, and integrated refrigeration and full sized dishwasher. The space comfortably accommodates both dining and relaxed seating which offers ambient underfloor heating in this section of the house. French doors to one side and sliding patio doors to the other open onto the rear garden, making it a natural hub for gatherings.

A separate utility room sits just off the kitchen, keeping day-to-day tasks out of sight, while a bright, fully tiled cloakroom/WC completes the ground floor. The overall feel is sociable, well balanced and easy to live with. It's a layout that adapts effortlessly between family life and entertaining.





















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## FIRST FLOOR

The staircase rises to a bright, carpeted landing, naturally lit by an arched window that allows daylight to filter across the upper level and down through the house. It creates an open, calm feel and gives the first floor a sense of space rather than simply serving as a corridor.

The principal suite is positioned to the rear. It is a generous, light-filled room, finished with carpeting and full-height, built-in sliding wardrobes that keep the space uncluttered. The ensuite bathroom is equally well proportioned, finished with rich, darker floor tiling and a matching feature wall, and includes a full-sized inset bath, a separate walk-in shower, WC, heated towel rail and a substantial vanity unit. It works well as a private, everyday retreat.

Three further bedrooms sit across the first floor, all carpeted and well balanced in scale. Two benefit from built-in storage/fitted wardrobes, making them practical family bedrooms without compromising floor space. One of these rooms has its own fully tiled en-suite shower room, finished in a neutral palette and fitted with a walk-in shower, vanity basin, WC and heated towel rail.

The remaining two bedrooms are served by a Jack and Jill style shower room, also fully tiled in clean neutral tones. The layout works particularly well for family use, offering independence while keeping the floor plan efficient and considered. Throughout the first floor, the emphasis is on comfort, light and proportion, with finishes that feel consistent with the rest of the house and suited to long-term living rather than short-term impact.

























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## OUTSIDE

From the outset, the house presents superbly well. Remote-controlled gates open onto a block-paved driveway with space for several vehicles, a detached double garage to one side and a neat front lawn framed by established planting. It's worth noting the loft space within garage has been insulated and boarded out with lights and electric. Currently used as extra storage it's another flexible space dependant on needs.

To the rear, the garden has been designed to work as an extension of the house. Extensive stone paving, chosen to complement the exterior render, runs across the back of the property and is accessed directly from multiple ground floor rooms. This creates a natural setting for summer dining, informal gatherings and easy day-to-day use, with the house and garden flowing comfortably together.

Beyond the terraces, the garden opens onto a generous south-facing lawn, balanced with hard landscaping to provide practical walkways and structure while keeping maintenance straightforward. The layout allows space to relax, entertain and enjoy the outlook throughout the day, with different areas catching the sun at different times.

The garden pod adds another layer of flexibility. Arranged in an L-shape and filled with natural light from multiple windows and French doors, it feels more like an additional room than a standalone structure. Finished with wood laminate flooring, it is currently set up as a home gym but would suit a wide range of uses, from a work-from-home space to a studio or leisure room. An adjoining covered terrace extends its use further, allowing time outdoors even when the weather is less predictable.

A separate circular patio sits within the garden, positioned to catch the best of the afternoon and evening sun, providing another quiet spot to unwind or entertain as the day draws on.

The external space is completed with the convenience of a spacious workshop to the side of the home with power and light, a convenient water point and EV charging point.

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***This is a home that has been carefully thought through rather than simply styled. The balance of space, privacy and flexibility makes it easy to adapt as life changes, whether that means growing families, working from home or hosting regularly. Everything feels in place and ready to be enjoyed from the moment you move in.***









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## 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.

## TRANSPORT

Formby is well-connected for both commuters and travellers. Freshfield station is less than 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 5 min walk on Gores Lane or Derby Road), 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 (dry system) in sunroom, Gas central heating, Wood burner, Ultrafast broadband Cable (estimated), External lights, Alarm, EVC point.

**EPC:** C

**Council Tax Band:** G

**Flood Risk:**

Rivers & Seas: very low

Surface water: very low.

**Local Authority:**

Sefton County Council, with One-stop shop at Southport found within The Atkinson, Lord Street, Southport, PR8 1DB contact@sefton.gov.uk

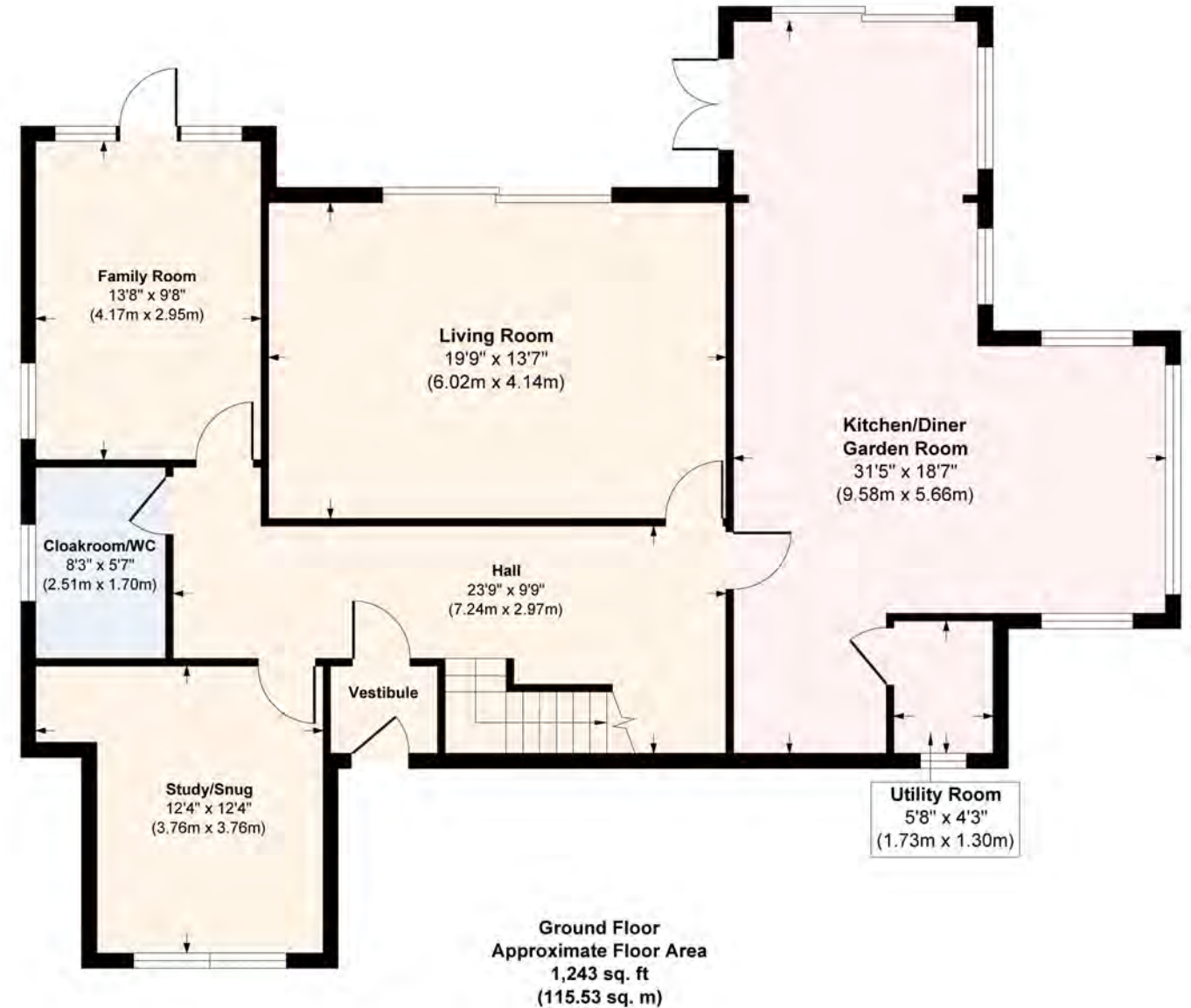
**Viewing:** Strictly by appointment with Karl Ormerod.

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

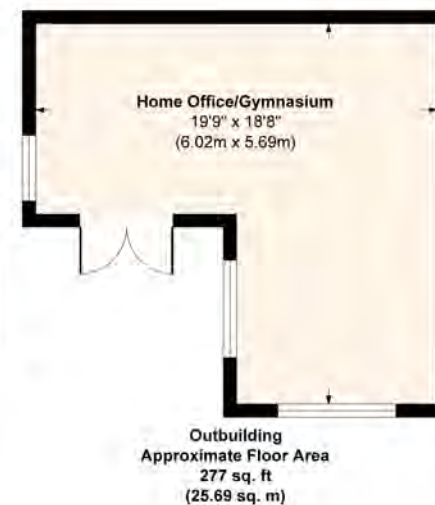
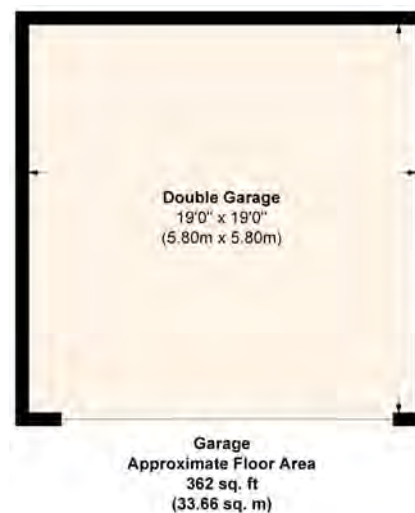
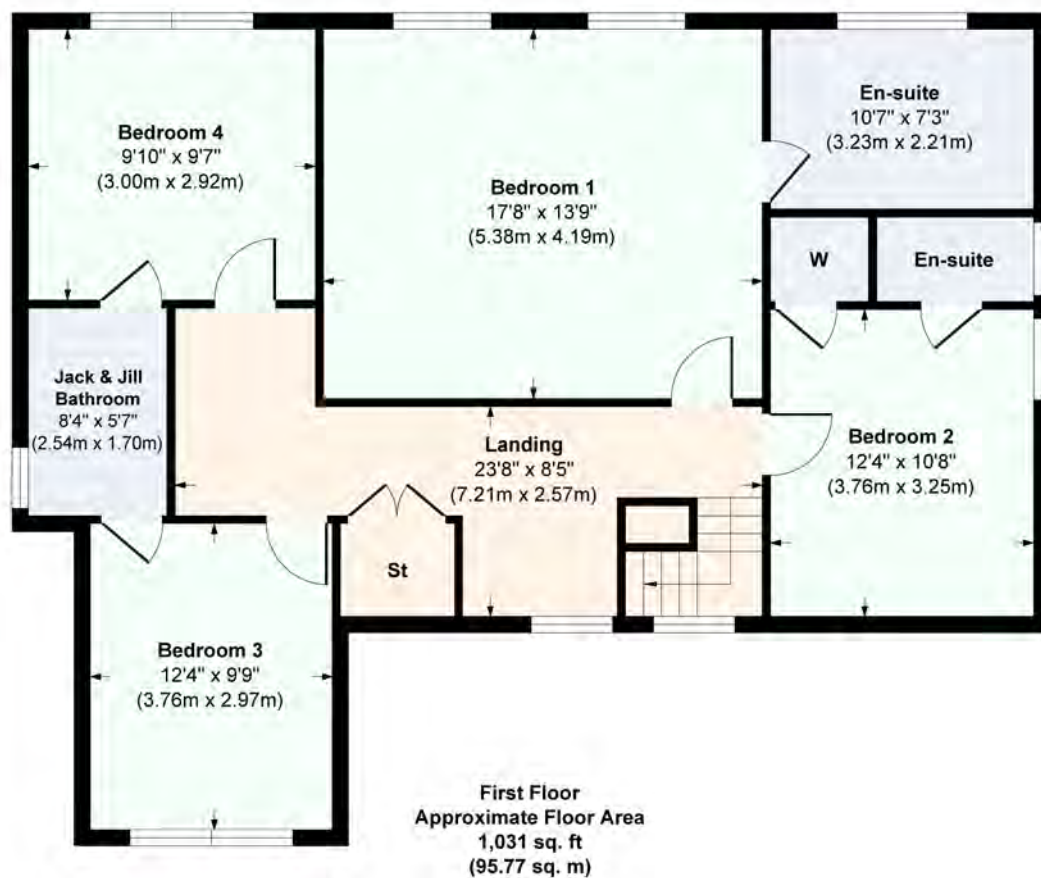
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TOTAL APPROX. FLOOR AREA: 2,551 SQFT + GARAGE





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.





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EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

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