



Pine Ridge
Lifeboat Road | Formby | Liverpool | Merseyside | L37 2EB

FINE & COUNTRY

PINE RIDGE

A landmark home in one of Formby's most prestigious addresses. Recently renovated to an exceptional standard, including Control4 home automation, brand new Miele appliances, this exquisite home offers everything you need if you're looking for a luxury lifestyle property. Set on the edge of Formby village, neighbouring the Formby Pine Woods, which enhance the clean air and healthy lifestyle – just a short walk to Formby beach and a wide range of local amenities.



KEY FEATURES

Pine Ridge: The Pinnacle of Luxury Living in Formby

Welcome to Pine Ridge, an extraordinary six bedroom detached residence that redefines luxury living in Formby, one of the North West's most prestigious locales. Spanning over 10,000 square feet, this magnificent property stands as a testament to refined elegance, cutting-edge innovation, and unparalleled comfort and tranquillity. Nestled on the coveted Lifeboat Road, Pine Ridge offers a private, secure sanctuary enveloped by nature, just a short stroll from Formby's award-winning beach, overseen by the National Trust. This is more than a home, it's a masterpiece of high-end living designed for those who demand the extraordinary.

A Majestic Arrival

Make your entrance through the double-opening electric gates to ample parking space and follow the expansive sweeping driveway to a subterranean multi car garage, complete with a turntable for seamless manoeuvring. The grand Reception Hall is a statement room as well as a useable space and the hallway off it greets you with an elegant limestone staircase and hand selected Moca Fina limestone flooring, personally sourced from Portugal by the current owner. This impressive, central hub leads to expansive functional living areas, including a formal dining room, private study, and spacious living room, all with an effortless flow, offering the perfect balance of intimate relaxation and lavish entertaining. Every detail whispers luxury, inviting you to make this home your own. Once viewed, you won't want to leave.

A Kitchen to Inspire

At the core of Pine Ridge lies a state-of-the-art dining kitchen that elevates culinary artistry to new heights. Equipped with brand-new Miele appliances, this space is a dream for any food enthusiast. Sleek, custom cabinetry and a striking island with a waterfall edge create a stunning focal point, ideal for crafting gourmet meals or hosting stylish soirées. The adjacent spacious Butler's pantry ensures a seamless preparation and clearing space, to ensure your entertaining area remain sleek. Whether you're preparing a quiet dinner or entertaining a crowd, this kitchen sets the stage for unforgettable moments.

Bedrooms of Bliss

Ascend to one of six opulent bedroom suites, each a private retreat with five having their own en-suite bathroom or shower room and built-in cabinetry. The primary suite steals the spotlight with a midnight kitchen, bespoke 'Mark Wilkinson' dressing room and a lavish en-suite featuring a jacuzzi tub, built in Aqua TV and separate shower. These sanctuaries blend comfort and elegance, offering a peaceful escape where you can unwind in style after a day of coastal adventures or city pursuits.

Unrivalled Leisure and Entertainment

Descend to the lower ground floor, where leisure reaches new heights. A cutting-edge home cinema, complete with a bar and Miele fridge-freezer, beckons for movie nights or lively gatherings. A treatment room provides a tranquil space for pampering. It could also be adapted as a gym, while a wine cellar awaits the connoisseur. For car enthusiasts, the multi car garage, complete with underfloor heating and turntable, ensures your collection is housed with care and convenience. The pièce de résistance? A newly refurbished superb indoor pool complex with a 12m x 6m pool, steam room, shower, and WC, a brand new Recotherm Air Handling unit and Control4 AV and lighting system - your personal oasis, no matter the season.

































An Outside Haven

The 0.9 acre grounds dazzle with manicured gardens and a large walled terrace, perfect for al fresco dining under the stars. A selection of majestic mature trees in large lawns to the front and rear of the house providing an ideal space for fun and games. The garden is walled to three sides which offers privacy and security too.

Housing for staff, family or friends

In addition to the main house, is Pine Ridge Lodge, an entirely self-contained annexe. It could be a separate entertainment space, or Au Pair, housekeeper, guests, The Lodge can house them effortlessly in the same, uncompromising luxury.

Innovation at Your Fingertips

Pine Ridge seamlessly blends luxury with technology through its Control 4 home automation system. Effortlessly manage entertainment, internal and external lighting, music, underfloor heating, window dressings, and a sophisticated security system, all from the palm of your hand. With an EPC rating of C, this home marries eco-conscious efficiency with uncompromising opulence, delivering both sustainability and peace of mind.

Formby: A Location Like No Other

Perched on Lifeboat Road, Pine Ridge places you in the heart of Formby's elite. Step outside and explore the National Trust Pinewoods Nature Reserve, or take a short walk to Formby's pristine beach, perfect for horse riding, dog walking, or simply unwinding in the coastal serenity. Formby Village, with its trendy wine bars, restaurants, and independent shops, lies just minutes away, while top-tier schools like Merchant Taylors and St. Mary's in Crosby cater to families seeking excellence. Commuters enjoy direct rail links to Liverpool and Southport from Formby and Freshfield stations, and RAF Woodvale offers private charter access. Golf enthusiasts will relish proximity to championship courses like Formby (just 0.6 miles away), Birkdale, and Hillside and Aintree Racecourse is also a short drive from the property.

A Life of Extravagance

Picture yourself sipping refreshments as the sun sets over the dunes, hosting elegant dinner parties in the formal dining room, or unwinding with a swim in your private pool. Pine Ridge delivers a lifestyle where luxury and nature intertwine, where every day feels like a retreat, and every gathering becomes a celebration. The detached self-contained guest or staff lodge adds versatility, accommodating visitors or extended family with ease. This is a home that inspires, elevates, and endures.

Seize Your Legacy

Pine Ridge is a rare gem in Formby's crown, a residence that commands attention with its grandeur, innovation, and private, idyllic setting. This is your chance to own a slice of paradise in one of the North West's most sought-after locations. Don't wait, contact us today to schedule a private viewing and step into a world where luxury knows no bounds.





Additional Information

Services: Mains electricity, gas, water. Drainage is via a Klargestar system.

Council Tax: Band H.

Local Authority: Sefton.

EPC Rating: C

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 7 Mbps (highest available download speed) – 0.8 Mbps (highest available upload speed)

Superfast – 50 Mbps (highest available download speed) – 9 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Good/Variable in-home, good outdoor (Information taken from checker.ofcom.org.uk)

**We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. **

Directions: Using the app what3words type in: disco.handbags.tidal

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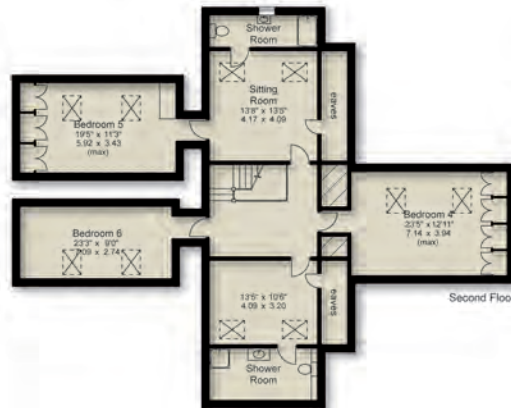
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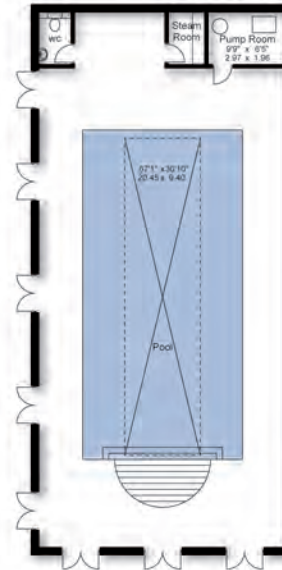
**PINEBRIDGE
LIFEBOAT ROAD
FORMBY**
Approx Gross Floor Area = 8785 Sq Feet
= 814.2 Sq Metres



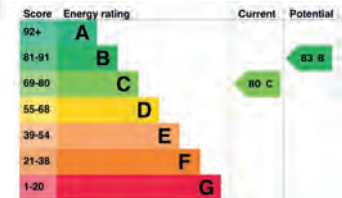
Approx Gross Floor Area = 456 Sq Feet
= 42.4 Sq Metres



Approx Gross Floor Area = 2077 Sq Feet
= 193.0 Sq Metres



For illustrative purposes only. Not to scale.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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