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LUXURY



WINDBOURNE

DERBY ROAD, FORMBY, L37 7BN

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## WINDBOURNE, DERBY ROAD, FORMBY, L37 7BN

TOTAL APPROX. FLOOR AREA: 2,583 SQ FT + GARAGE + OUTBUILDINGS

POSITIONED ON ONE OF FORMBY'S PRIME ROADS, THIS PERIOD COUNTRY HOUSE HAS BEEN PAINSTAKINGLY REIMAGINED TO COMBINE ITS ORIGINAL CHARACTER WITH THE EXPECTATIONS OF MODERN LIVING. SET WITHIN A GENEROUS PLOT, THE STANDOUT REAR GARDEN IS BOTH BEAUTIFULLY PRIVATE AND EXCEPTIONALLY LARGE, WITH MATURE LAWNS AND ESTABLISHED TREES CREATING AN EXQUISITE SETTING FOR THIS PRIME LOCATION.



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### DISTANCES

- N.T. PINE FOREST – 3 MIN DRIVE
- FORMBY BEACH – 5 MIN DRIVE
- NEAREST BUS STOP – 2 MIN WALK
- NEAREST TRAIN STATION – 10 MIN WALK
- VILLAGE CENTRE – 10 MIN WALK
- FORMBY GOLF CLUB – 2 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

- ENTRANCE HALL
- LIVING ROOM
- CLOAKROOM & WC
- LARGE OPEN PLAN KITCHEN WITH LIVING & DINING
- FORMAL DINING ROOM
- 5 LARGE BEDROOMS (2 ENSUITE)
- 2 FAMILY BATHROOMS

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### OUTSIDE

- PLOT APPROX. 0.29 ACRE
- REMOTE GATED ENTRY
- BLOCK PAVED DRIVEWAY EXTENDING TO THE REAR
- PARKING FOR 4-6 VEHICLES
- DETACHED GARAGE TO REAR
- STONE TERRACES WITH MATURE PRIVATE REAR GARDEN
- MATURE BORDERS WITH WHOLE WALLED GARDENS
- ALARM, SECURITY LIGHTS, CCTV



## THE PROPERTY

Extending across three floors, Windbourne offers five large bedrooms and three bathrooms, alongside multiple reception rooms that provide both flexibility and defined living spaces. At its heart, a superb open-plan family kitchen with integrated living and dining areas has been designed for everyday living as much as entertaining, all finished in a timeless, neutral palette that complements the character of the original architecture whilst adding a contemporary edge.

Formby's beaches, village centre and the National Trust pinewoods are all within a five-minute drive, further enhancing the lifestyle this home offers.





## GROUND FLOOR

Entering through solid wood double doors with a fanlight window above, an enclosed tiled porch provides a fitting introduction before a second, original stained-glass door opens into the central entrance hall. Here, coloured light filters through flanking stained-glass panels, creating an immediate sense of character and an impressive arrival. The hallway is beautifully proportioned, centred around a traditional half-turn staircase rising to the upper floors, with professionally restored solid wood flooring underfoot and intricate coving and cornicing drawing the eye upward, complemented by traditional internal doors seen throughout the home.

To the front, the formal lounge is a refined and elegant space. A bay window frames views over the front lawn, dressed with heritage-style shutters set within the original sash windows. The restored wood flooring continues, complemented by an open flame gas fire with a marble surround, flanked by bespoke built-in shelving and storage.

Opposite, a second reception room mirrors similar proportions and style, currently arranged as a formal dining room. A square bay window brings in natural light, while an open wrought iron fireplace forms a focal point. This is a versatile room, equally suited as an additional sitting room or entertaining space, with the same continuation of restored timber flooring and window shutters reinforcing the cohesion of the home. Positioned discreetly off the hallway, a cloakroom WC has been thoughtfully incorporated, complete with built-in storage.

To the rear, the home opens into a generous open-plan kitchen, dining and living space that forms the communal hub of the house. Accessed from the hallway via two separate doorways, one leading directly into the kitchen and the other into a more intimate living area, the layout balances openness with clearly defined zones.



The custom-built kitchen is finished in a timeless style, with classic white cabinetry paired with darker accents and black quartz work surfaces. A central island provides both preparation space and informal seating, while a dedicated opening is designed to accommodate a traditional Aga or oversized range, alongside ample provision for integrated appliances. It is a highly functional yet characterful kitchen, designed to adapt to individual requirements. A door from the kitchen leads directly out to the rear terrace, allowing the indoor and outdoor spaces to connect effortlessly.

Flowing from the kitchen, the dining area opens into a dedicated living space to the rear, where timber bi-fold doors allow the living zone to be closed off when desired, creating a more cosy and relaxed setting, or opened to create a whole entertaining space.

Altogether, the ground floor balances period character with modern living, offering a layout that adjusts easily from everyday life to hosting guests.

## FIRST FLOOR

The staircase rises to a mid-landing where a striking stained-glass window draws in natural light, casting colour and warmth across both levels. From here, the first-floor landing opens into a central and generously proportioned space, large enough to accommodate a relaxed seating area, adding versatility and a sense of additional space.

This level hosts four well-appointed bedrooms, all finished with carpeting, fitted storage and window shutters. To the front, two bedrooms enjoy a bright outlook, one enhanced by a bay window, and are connected by a Jack and Jill ensuite. This stunning space features solid marble finishes throughout with a walk-in shower, floating WC and a contemporary basin.

To the rear, two further bedrooms overlook the garden and are served by a beautifully appointed family bathroom. An Amtico floor sits alongside a freestanding roll top bath, separate walk-in shower and a Victorian-style basin, complemented by generous built-in storage.











## UPPER LEVEL

Continuing to the upper level, further stained glass along the staircase brings light and colour into the space, leading to a private top-floor setting that works perfectly as a principal suite. A further landing area provides an ideal space for a home office or study, complete with a useful storage cupboard.

The bedroom is well proportioned and carpeted, with a Velux window drawing in natural light. Generous eaves storage enhances practicality, while also presenting the potential to create a dedicated dressing room.

Adjacent, the bathroom is an indulgent and spacious addition. A large panoramic window frames views over the gardens, with a contemporary freestanding bath positioned to take full advantage of the outlook. A walk-in shower, modern basin and WC sit against tumbled marble, creating a calm and serene space.













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## OUTSIDE

Remote electric gates open from Derby Road onto a long block-paved driveway that extends alongside the house to a detached garage at the rear, providing ample off-road parking for several vehicles. To the front, a neatly shaped lawn sits behind a walled boundary, framed by mature trees.

To the rear, the garden is a defining feature. An extensive stone terrace spans the width of the house and continues around to a gated side entrance, with direct access from both the kitchen and the adjoining living space, making it ideal for entertaining. An original brick-built folly provides two separate small rooms; one used for storage and the other as an external WC.

Beyond the terrace, the lawn extends deep into the plot, fully enclosed and bordered by walls, established trees, shrubs and shaped planting that provide colour and interest throughout the seasons. Midway, a further stone patio allows a charming seating area offering a perfectly positioned spot to sit, dine or enjoy the sun.

This is a garden that delivers on size, privacy and presentation, offering a setting that genuinely complements this exceptional home.

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***Character properties of this calibre are few and far between. The quality of the renovation, the space arranged over three floors and the depth of the plot all combine to create a home with real presence. It offers a lifestyle where character, privacy and modern design are brought together in a way that feels considered, lasting and unmistakably high-end.***





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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 backdrop of the Sefton coastline. Its expansive sandy beaches, rolling dunes and National Trust pinewoods (home to the rare red squirrel) create a unique mix of natural beauty and tranquillity. The village centre caters for everyday living, with an excellent choice of cafés, restaurants, boutique shops and essential services. The area also offers a wide range of leisure facilities including golf clubs, a cricket club, equestrian centres, tennis and hockey clubs, gyms, swimming pools and the Formby Hall Golf Resort & Spa.

## TRANSPORT

Formby is well connected for both commuters and travellers. Freshfield 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 (less than a 5-minute walk on the same road), while the M57 and M58 motorways are approximately a 20-minute drive. Liverpool John Lennon and Manchester airports can both 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, Single glazing, Gas central heating, Underfloor heating (top floor ensuite), Integrated speaker system, Ultrafast broadband (estimated), Alarm, CCTV.

**EPC:** D

**Council Tax Band:** G

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 settings. 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](http://kameleonagency.com)

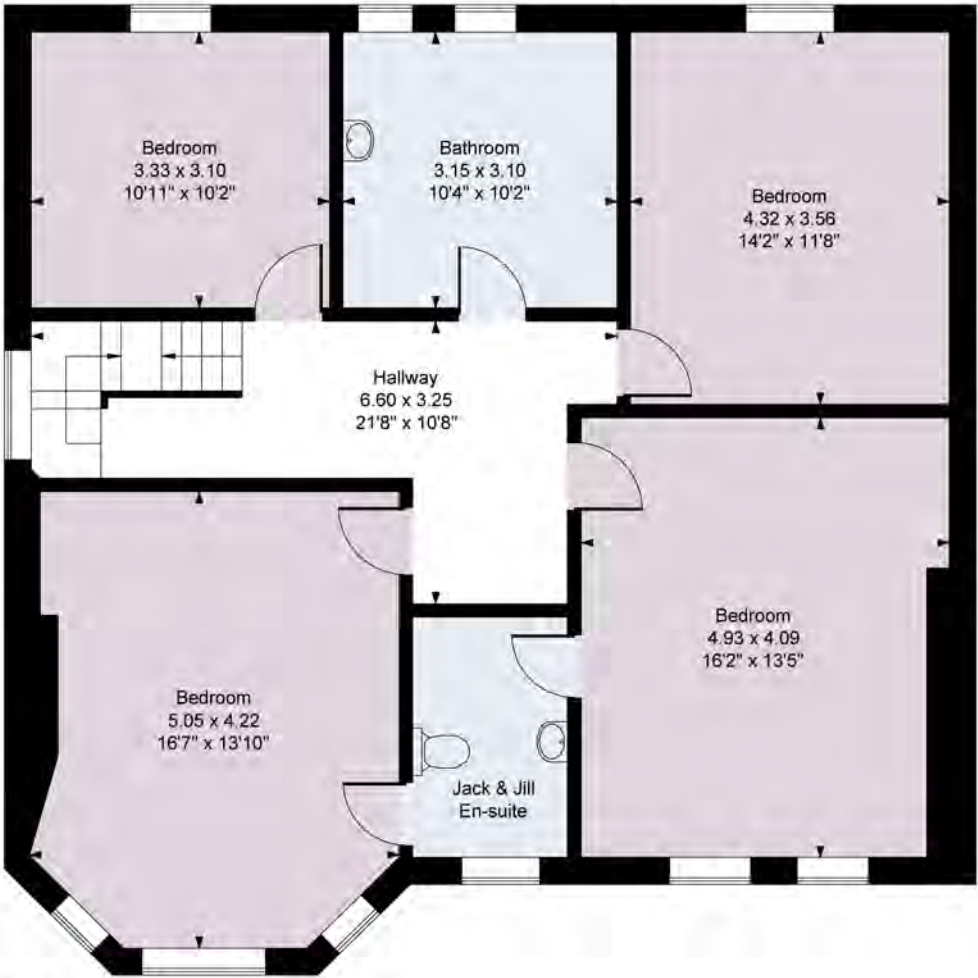
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Ground Floor

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  
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KARL ORMEROD

07443 645157

[karl.ormerod@exp.uk.com](mailto:karl.ormerod@exp.uk.com)

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