



LUXURY

52 FRESHFIELD ROAD
FORMBY, L37 3HW



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TOTAL APPROX. FLOOR AREA: 4,314 SQ FT + GARAGE 347 SQFT

A SUBSTANTIAL
EARLY-1900S FAMILY HOME,
EXTENDED ACROSS THREE
LEVELS TO PROVIDE SPACE,
CHARACTER, AND A
LAYOUT SHAPED AROUND
EVERYDAY LIVING.
POSITIONED ON ONE OF
THE AREA'S ESTABLISHED
ROADS, CLOSE TO THE
VILLAGE, COASTLINE, AND
TRANSPORT LINKS, IT
BALANCES PERIOD
PRESENCE WITH
CONSIDERED MODERN
UPDATES.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com



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

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- CLOAKROOM & WC
- SITTING ROOM
- LARGE OPEN PLAN KITCHEN WITH LIVING & DINING
- SEPARATE UTILITY
- GAMES/ FAMILY ROOM
- LUXE PRIMARY SUITE WITH DRESSING ROOM, ENSUITE & BALCONY
- 4 FURTHER BEDROOMS (1 ENSUITE)
- FAMILY BATHROOM
- TOP LEVEL PLAYROOM/LOUNGE



OUTSIDE

- PLOT APPROX. 0.23-ACRE
- REMOTE GATED ENTRY WITH INTERCOM
- BLOCK PAVED DRIVEWAY EXTENDING TO THE REAR
- PARKING UP TO 12 VEHICLES
- DETACHED DOUBLE GARAGE TO REAR
- STONE TERRACES WITH PRIVATE REAR GARDEN
- LOW MAINTENANCE LAWN WITH MATURE TREES
- TREE HOUSE
- ALARM, SECURITY LIGHTS, CCTV
- WALLED AND FENCED PERIMETERS



THE PROPERTY

Behind its traditional façade lies a house designed for modern family life, generous reception rooms, a kitchen, living and dining space that forms the natural heart of the home, and a layout that flexes easily between entertaining and quieter routines. Oak and tiled floors run through principal areas, the Shaker-style kitchen brings a timeless style, and the upper levels provide adaptable accommodation for children, guests, or home working.

To the rear, the spacious garden offers privacy, while the gated driveway and detached double garage deliver extensive parking, marking it out as one of the roads most sizeable homes.





GROUND FLOOR

A traditional front door opens beneath a portico into an internal entrance hall laid with rustic-toned tiled flooring, chosen for day-to-day practicality and lit by natural light from a skylight above. A cloakroom sits neatly to one side, alongside a separate WC, well placed for guests and busy family routines. The floor transitions into oak through glazed double doors leading onward into an inner hallway, connecting to the side entrance of the house and forming the route to the staircase rising to the upper floors.

The games room sits to the front of the home. A bright and contemporary in feel, it has LVT flooring, on-trend grey wall panelling, a feature fireplace and sash windows drawing light from two aspects. Currently arranged around a pool table, it works just as comfortably as a snug, teen retreat, or informal TV lounge.

The sitting room lies to the rear, shaped around a bay window and a glazed door opening onto the terrace. Oak flooring runs underfoot, while a wood-burning stove set on a stone hearth introduces a traditional focal point for evenings in and winter gatherings.

At the heart of the house sits the kitchen, dining, and living space, the defining room of the ground floor and the place daily life revolves around. The kitchen is finished with rustic tiled flooring and a classic Shaker-style arrangement, centred around a double Belfast sink and an Aga range. Black quartz worktops sit against dove-grey cabinetry, with extensive storage and integrated appliances including two fridge freezers, a dishwasher, and a wine cooler. A gentle step-up leads onto oak flooring in the dining and living areas, where a breakfast bar looks back across the kitchen, creating a natural meeting point between cooking and conversation.



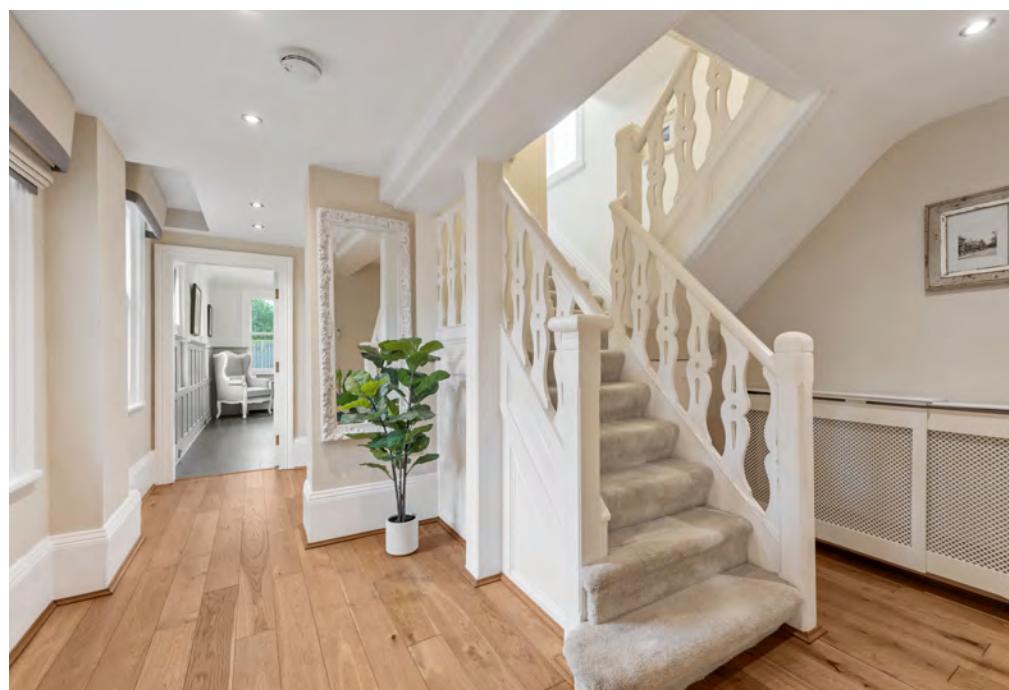
Beyond, there is space for both informal seating and a full dining table, positioned alongside inbuilt storage for glassware and serving pieces when entertaining. The room is arranged around a second wood-burning fireplace and framed by a bay window and French doors that open directly onto the rear terrace, together with a main garden entrance that comes into its own through the warmer months, keeping food, drinks, and guests flowing easily between house and garden while children and family move comfortably in and out throughout the day.

Completing the ground floor is a well-placed utility room off the hallway, fitted for laundry and household storage, keeping everyday tasks discreetly separated from the principal rooms while supporting the smooth flow of the layout. In addition, there is inbuilt cupboard space positioned throughout the ground floor, providing practical storage without interrupting the clean lines of the main rooms.











FIRST FLOOR

A turned staircase with ornate balustrade rises to a carpeted central landing, from which the size of this level becomes immediately clear. The primary suite stretches from front to rear, forming a private retreat within the house. The sleeping area is carpeted and enjoys French doors opening onto a balcony overlooking the rear garden, while a substantial dressing room sits between bedroom and bathroom, fitted with inbuilt wardrobes and sized to allow seating or quiet morning routines before the day begins.

The en-suite bathroom is finished with porcelain floor tiles in a wood-effect tone and detailed with two-thirds height wall panelling. A freestanding claw-foot bath with shower attachment takes centre stage, complemented by a separate fully tiled walk-in shower, twin vanity basins, heritage-style fittings, and a traditional heated towel rail /radiator.

Three further double bedrooms are arranged across this floor, each carpeted and well-proportioned for family or guests. One benefits from its own fully tiled en-suite shower room finished in clean marble-style porcelain, while the remaining bedrooms are served by a family bathroom lined in neutral travertine tiles, fitted with a full-size bath and shower screen, WC, and vanity basin. Two of the bedrooms include inbuilt storage, and plantation shutters are fitted to selected rooms, adding privacy and character.

UPPER LEVEL

The top floor is fully carpeted and arranged in three distinct sections, beginning with a generous landing that creates a useful buffer between rooms and lends itself to reading space, desks, or relaxed seating. From here, the layout flows into a central room before continuing through to the final bedroom, which enjoys views over the rear garden and added natural light from a Velux window. This level offers genuine flexibility within the house, well suited to a guest suite, teenage retreat, or longer-term home-working arrangement, with scope to introduce an additional bathroom if desired, allowing it to adapt as family needs change over time.













OUTSIDE

From the outset, the house is impressive. Remote-controlled privacy gates open onto a broad block-paved driveway providing parking for up to twelve vehicles, framed by a mature tree to one side and leading through to a detached double garage positioned toward the rear corner of the plot. The gardens are generous in scale, laid largely to lawn with further established planting and a tree-house set into one corner, creating space for play as well as relaxed outdoor living.

Stone-paved terraces run along the side and rear of the house, accessed directly from both the kitchen and the sitting room, forming natural extensions of the main living spaces. These areas work equally well for long summer lunches, evening gatherings, or quieter mornings overlooking the garden, giving the outside areas the same everyday usefulness as the rooms within.



Taken as a whole, the house brings together scale, period presence, and a layout built for modern family living, with outdoor space that supports gatherings and play, secure gated parking, and a position that keeps daily routines, schools, and leisure within easy reach.





ABOUT THE AREA

Formby is widely recognised as one of the most sought-after coastal locations in the North West, set against the awesome 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 ever-popular 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 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 min walk on the same 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, Gas central heating, 2 Wood burning fires, Standard broadband (estimated), Alarm, CCTV.

EPC: D

Council Tax Band: G

Flood Risk: None

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.

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Garage

Approx. Floor
Area 347 Sq.Ft
(32.2 Sq.M.)

Ground Floor

Approx. Floor
Area 1810 Sq.Ft
(168.2 Sq.M.)

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

Approx. Floor
Area 1563 Sq.Ft
(145.2 Sq.M.)

Second Floor

Approx. Floor
Area 941 Sq.Ft
(87.4 Sq.M.)

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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