



FORS
HOYLAKE



FORS

HOYLAKES

Behind the handsome frontage of Fors, an elegant late Victorian home dating back to 1897, lies a house that has been thoughtfully reimagined for modern family life while honouring the craftsmanship and character of its heritage. Positioned on one of Hoylake's most established residential roads, within a conservation area moments from the coast and Royal Liverpool Golf Club, this is a home with remarkable presence, exceptional proportions and a quietly luxurious atmosphere throughout.



THE ART OF RESTORATION

A long driveway sweeps through mature planting towards the original entrance, where stained glass, restored parquet flooring and beautifully preserved cornicing immediately establish the tone. The scale is striking yet inviting. Ceiling heights soar, natural light pours through vast original windows, and every room feels composed with care and purpose. Over the past decade, the house has undergone an extensive renovation, including complete rewiring and replumbing, alongside meticulous restoration of original features. Reclaimed radiators, bespoke joinery and carefully sourced fireplaces sit comfortably beside contemporary comforts including zoned heating, Sonos sound integration and underfloor heating within the kitchen living space.



CONTEMPORARY FAMILY LIVING

The heart of the house is undoubtedly the kitchen and family room, a magnificent open-plan space created from what were once several smaller rooms. Designed by Tom Howley, the kitchen balances classic detailing with understated sophistication. Bespoke cabinetry, a generous central island, larder storage and a dedicated coffee station are paired with an informal dining area and a beautifully crafted window seat overlooking the garden. Enormous bespoke sliding doors draw the outside inward, opening directly onto the terrace and filling the room with sunlight throughout the day. In summer, the distinction between house and garden almost disappears.





ATMOSPHERE & WARMTH

Formal rooms retain all the grace expected of a home from this era. The drawing room is rich in atmosphere during the winter months, centred around a reclaimed marble fireplace and log burner, while the dining room offers an equally impressive setting for entertaining, complete with its own feature fireplace and a hidden wine room tucked discreetly behind a glazed door. There is a sense throughout the ground floor that every detail has been considered not simply for appearance, but for the way the house is lived in and enjoyed.





A PRIVATE RETREAT

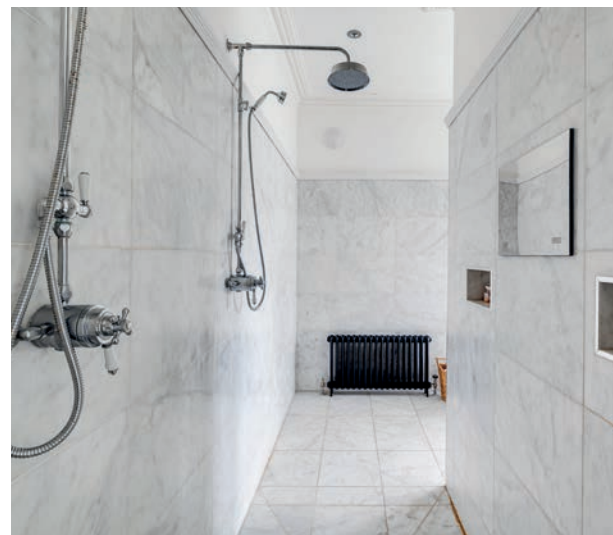
Beyond the principal living spaces, the house continues to surprise. A rebuilt wing now accommodates a gym with vaulted ceiling and sauna, alongside practical utility areas and separate access to the beautifully renovated coach house. Designed to operate independently from the main residence, The Coach House has become a successful luxury Airbnb retreat with private access and courtyard garden. Its discreet positioning preserves privacy entirely, while offering valuable versatility for guests, multigenerational living or additional income.





BOUTIQUE HOTEL LUXURY

The first floor hosts an exceptional principal suite created from several former bedrooms. Quiet, private and filled with natural light, the suite feels more akin to a boutique hotel than a traditional bedroom arrangement. A generous sleeping area flows into an elegant dressing room and a luxurious bathroom complete with twin showers, freestanding bath and bespoke detailing throughout. Original proportions and restored architectural features remain at the forefront, softened by layered textures and calming tones.





SPACE FOR FAMILY & GUESTS

Additional bedrooms across the first and second floors are all beautifully proportioned, most with en-suite bathrooms and far-reaching views towards the Welsh hills and Hilbre Island. The top floor has been carefully redesigned to create an ideal guest level, where family and friends can enjoy complete independence. A cinema room with projector and integrated sound system adds another dimension to the house, equally suited to quiet evenings or lively gatherings during weekends and holidays.







OUTDOOR LIVING AT ITS FINEST

Outside, the gardens unfold in a series of beautifully designed spaces, each with its own character and atmosphere. Sun-drenched terraces lead down to expansive lawns bordered by mature planting, flowering climbers and established trees. Wisteria drapes across the garden walls in spring, while lavender, fruit trees and vegetable beds bring colour and texture through the warmer months. Carefully created pathways and seating areas offer moments of calm and privacy throughout the grounds, whether for morning coffee beneath the trees or long summer evenings beside the outdoor fire.

The scale of the plot is particularly rare for this part of Hoylake. Extensive parking sits discreetly behind newly built walls and landscaped borders, while the gardens provide ample space for entertaining on a grand scale. From summer parties and outdoor dining to quiet family weekends, the setting adapts effortlessly to every occasion. Despite the generous proportions, the house retains a warmth and intimacy that makes it feel immediately like home.





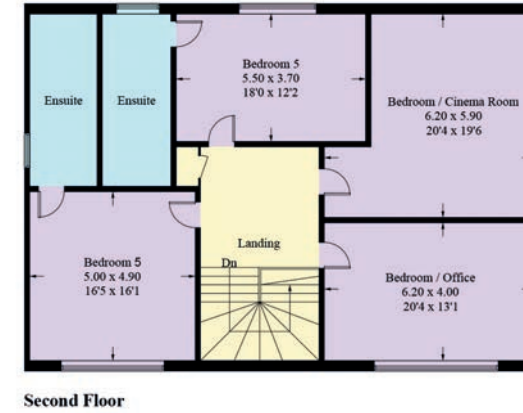
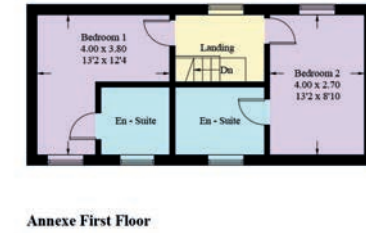
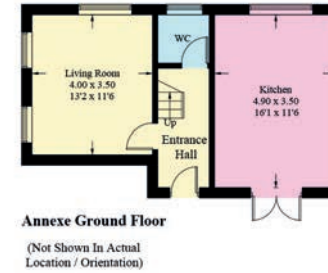
LIFE IN HOYLAKE

Hoylake itself continues to be one of the Wirral's most sought-after coastal locations, prized for its combination of seaside charm, excellent schools and strong transport connections into Liverpool and Chester. Royal Liverpool Golf Club sits moments away, while the promenade, beach and sailing club provide a relaxed coastal lifestyle throughout the year. Independent cafés, restaurants and shops are all within easy reach, alongside nearby West Kirby with its marina, watersports and vibrant village atmosphere. Footpaths and cycle routes connect directly from the house towards the coast and surrounding countryside, creating an enviable balance between convenience and outdoor living.

Approximate Gross Internal Area = 598.5 sq m / 6443 sq ft
(Including Annexe)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300037)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



Fors is a home of rare substance and character, where Victorian craftsmanship and contemporary living have been brought together with exceptional care. Elegant yet deeply practical, grand yet welcoming, it is a house designed not only to impress, but to be truly lived in.

FINER DETAILS

- Leasehold
- Built in 1897
- Located within a conservation area
- Not a listed building
- Previously converted into three flats before the current owners renovated it
- Prior to the current owners, it had been in the same family for many years
- Full renovation carried out approximately 10 years ago
- Entire property was rewired and replumbed during renovation
- Combination of restored original features and bespoke replica detailing throughout
- Self contained annex currently used as Air B and B but ideal for extended family



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