

exp[®]

LUXURY



2 ACORN GARDENS

COLLEGE PATH,
FORMBY, L37 1LH

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TOTAL APPROX. FLOOR AREA: 4,718 SQ FT | GARAGE: 392 SQ FT

A PRIVATE, HIGH-SPEC RESIDENCE DESIGNED FOR MODERN LIVING, SET WITHIN ONE OF FORMBY'S MOST EXCLUSIVE GATED ADDRESSES. A HOME WHERE INTELLIGENT DESIGN, SPACE AND TECHNOLOGY COME TOGETHER TO CREATE SOMETHING GENUINELY SPECIAL.



SCAN TO
VIEW OUR
VIDEO TOUR.

NB. The video tour shown is of the neighbouring property, which differs slightly and differs in layout.

expluxury.uk.com

THE PROPERTY

Positioned just off the prestigious and exclusive Victoria Road within a secure gated enclave of only four homes, this brand-new 'key ready' residence reflects the quality and attention to detail synonymous with its respected local developer. Built to an exceptional standard and incorporating advanced smart home technology throughout, it delivers a level of finish and functionality expected of a home of this calibre.

Extending to over 4,700 sq. ft, the layout has been carefully considered to support both everyday family life and more formal entertaining. At its core is a substantial open-plan kitchen, dining and living space, designed to bring people together while supporting a strong connection to the garden beyond. Alongside this, multiple reception rooms provide flexibility for quieter moments, working from home or hosting guests.

The home also benefits from a dedicated cinema room and a separate study, offering additional lifestyle versatility. Across both floors, the accommodation is arranged to provide a natural sense of flow, privacy and comfort, with each bedroom suite enjoying its own ensuite and dressing space.

Underpinning the property is a comprehensive specification including whole-house underfloor heating, high-performance ventilation systems and integrated audio, all working discreetly in the background to create a comfortable, efficient and future-ready living environment.



DISTANCES

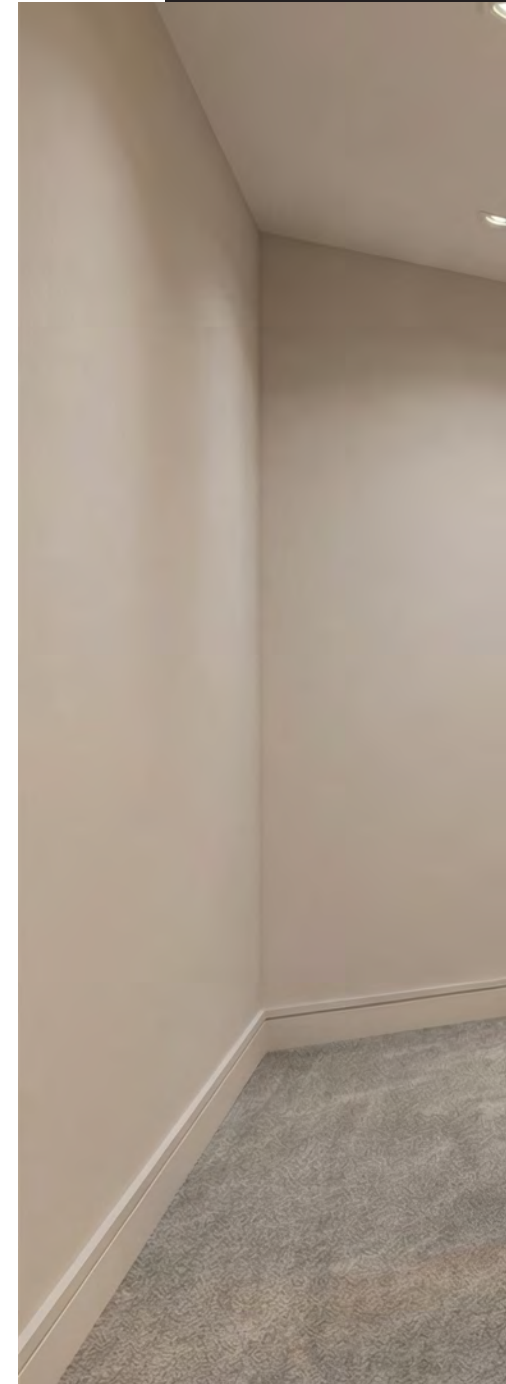
- N.T. PINE FOREST – 4 MIN WALK
- FORMBY BEACH – 10 MIN WALK
- NEAREST TRAIN STATION – 4 MIN WALK
- NEAREST BUS STOP – 2 MIN WALK
- VILLAGE CENTRE – 5 MINS DRIVE
- FORMBY GOLF CLUB – 2 MINS DRIVE
- FORMBY HALL GOLF RESORT & SPA – 10 MINS DRIVE
- SOUTHPORT – 20 MINS DRIVE
- LIVERPOOL CITY CENTRE – 50 MINS DRIVE
- M57/M58 – 17 MINS DRIVE

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Secondary lounge/living
- Open-plan kitchen with living & dining
- Separate utility/laundry
- Walk-in store
- Dedicated cinema room
- Study
- Cloakroom/WC
- Primary suite with large dressing room and oversized ensuite bathroom
- 4 Further bedrooms with dressing areas & ensuite

OUTSIDE

- Remote gated access to Acorn Gardens (4 properties)
- Remote gated access to No.2
- Intercom gated pedestrian entrance
- Two-tone resin driveway
- Ample parking for 4-5 vehicles
- Remote-accessed integral double garage
- Extensive porcelain terracing to the rear
- Raised beds with mature shrubs
- South-facing rear lawn
- Mature borders with hedging to the rear
- Landscaped planting to front and rear
- Walled and fenced perimeters
- Pre-installation for security system
- Security lighting
- External lighting to front & rear





GROUND FLOOR

An oversized security door with tall portrait windows fills the entrance hall with daylight, immediately reflecting the home's premium standard. Porcelain plank-effect tiles run throughout this busy space, offering durability with a sophisticated finish.

To one side, the spacious lounge is framed by floor-to-ceiling glazing, bringing in natural light and a strong connection to the frontage. Soft grey carpeting enhances comfort, while the integrated sound system, connected to the wider audio throughout the home, makes it a natural space for relaxing with family.

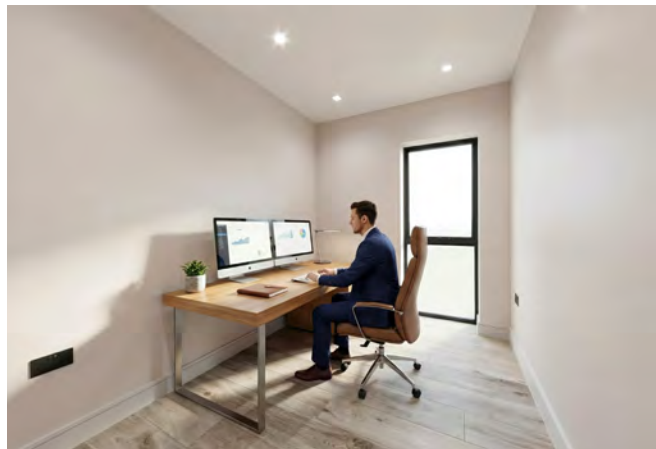
The entire rear of the property is arranged as the main living hub, centred around a superlative kitchen that opens into a generous dining and living space. Slim-framed Crittall doors connect seamlessly from the entrance hall, while two sets of expansive bi-fold doors open directly onto the rear terraces, creating an easy transition between indoor and outdoor living.

A separate lounge leads through Crittall doors to another reception room, both finished with the same porcelain flooring, reinforcing a sense of continuity and flow. Each space benefits from direct access to the garden, allowing the layout to adapt effortlessly to both everyday living and more social occasions.

Throughout, consistent flooring and clean contemporary lines enhance the feeling of space, while integrated speakers within recessed ceilings provide a unified audio experience across the home. Carefully considered lighting, power and data points ensure the environment supports modern living without compromise.

The kitchen is stylish, functional and well-proportioned, finished with oversized porcelain floor tiles and clean-lined cabinetry, offering extensive storage including pantry space. Quartz worktops, mirrored splashbacks and dual under-counter sinks with a Quooker tap complete the design.

A full range of integrated Siemens appliances includes a full-height fridge and freezer, multiple ovens, microwave, induction hob with downdraft extractor and a wine fridge, all incorporated to support a streamlined finish.



The central island provides extra storage and workspace, with a breakfast bar for informal dining.

Positioned to the side, a large utility room offers further storage, an additional sink and space for laundry appliances, with access to both the exterior and the integral garage. A separate storeroom connects through to the garage, enhancing the practical layout.

The cinema room is designed as a dedicated space for entertainment, with a darker interior palette, deep carpeting and tiered flooring prepared for seating. Lighting and integrated audio are already in place, allowing the room to be completed to suit individual preferences.

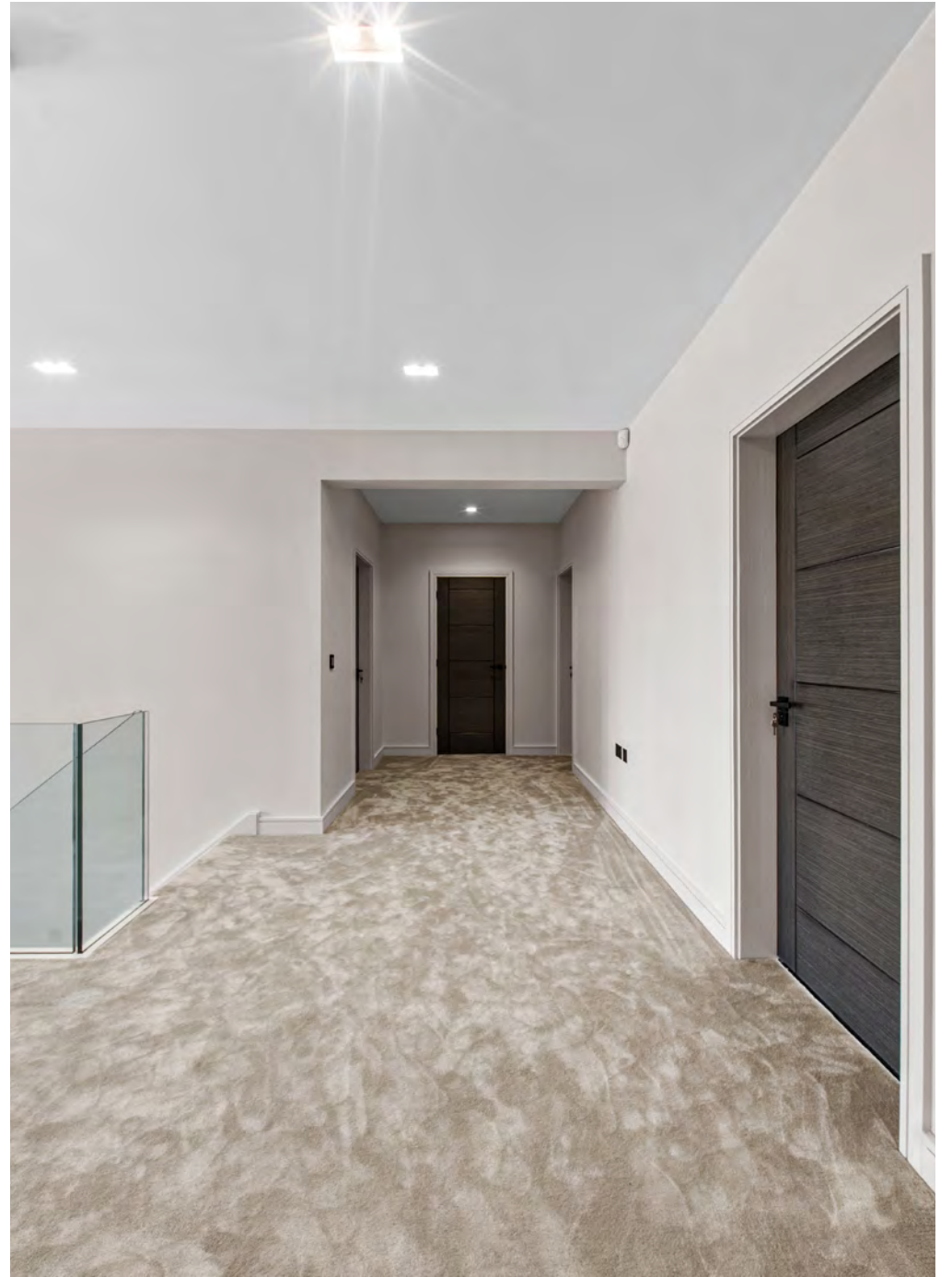
A study is positioned to the front of the property, set behind the main lounge to provide a quieter working environment. Finished with the same porcelain flooring, it also offers built-in storage.

Completing the ground floor are useful understairs storage and a cloakroom/W.C., fully tiled in marble-effect porcelain and fitted with a floating W.C. and vanity, continuing the home's consistent design.









FIRST FLOOR

A carpeted staircase with frameless glass balustrades rises past a tall privacy-glass window, allowing natural light to filter through both levels. At first-floor level, a spacious landing is enhanced by floor-to-ceiling glazing overlooking the frontage, creating a bright and versatile space that can easily be used as a quiet reading nook or seating area.

The primary suite is designed as a calm and well-proportioned retreat. A defined dressing area, fitted with bespoke cabinetry and full-length mirrors, provides excellent storage and organisation and sits alongside the main bedroom space, where large windows frame the outlook to the front. The ensuite is finished in muted porcelain tones, complemented by luxe mahogany-coloured fixtures, and includes a walk-in wet zone, freestanding bath, floating W.C., heated towel rail and a bespoke dual vanity with integrated storage and illuminated mirrors.

The remaining four bedrooms are all very generous doubles, each thoughtfully arranged to maximise both space and practicality. Three are positioned to the rear overlooking the garden, while a further bedroom sits across the landing at the front. Each benefits from bespoke fitted cabinetry or dedicated dressing areas, ensuring storage is both well integrated and perfectly considered for a luxury lifestyle.

Every bedroom is served by its own ensuite, finished in high-quality porcelain with walk-in wet zones, floating W.C.s, basins and heated towel rails. While each space carries its own subtle variation in design, a consistent palette of subdued, neutral finishes runs throughout, creating a consistent and refined feel across the floor.

Overall, the first floor delivers a strong balance of space, privacy and quality, with every bedroom offering the level of comfort and finish expected in a home of this standard, making it ideal for family living or hosting guests.















OUTSIDE

Acorn Gardens is entered through a shared, remote-controlled gate. At No. 2, an additional pedestrian gate with intercom offers secure access, while a separate remote-operated sliding gate opens onto a two-tone resin driveway with space for 4-5 vehicles.

The integral double garage, with remote access, accommodates two large cars and houses the plant room and communications hub, underscoring the home's advanced technological setup.

The frontage is finished with walled boundaries and split-stone detailing that echo the exterior design, while landscaped borders add greenery along the driveway that will mature over time for added privacy.

A side path leads to the south-facing rear garden, which enjoys sunlight throughout the day. Expansive porcelain terracing in complementary tones extends from both the lounge-dining area and the kitchen, creating two distinct patios for dining, entertaining or relaxing. A well-shaped lawn with raised beds and stocked borders is enclosed by fencing and hedging to provide privacy and a polished finish.



For buyers looking to secure a home that offers flexibility, comfort and longevity, this is a compelling opportunity. It's a property that feels established from day one yet has the adaptability to suit whatever comes next.



PLEASE NOTE: Some Images have been virtually staged for spatial awareness.



ABOUT THE AREA

Formby is a highly desirable town on the Sefton coast, famous for its National Trust pine forest with its protected red squirrel habitat and beautiful beaches. The village is a lively, friendly place with amenities for all ages, from young families to retirees. For an active lifestyle, there's no shortage of choice: two golf clubs, a cricket club, horse-riding school, hockey and tennis clubs, crown green bowling, gyms, swimming pools, and a golf resort with a spa—all close at hand.

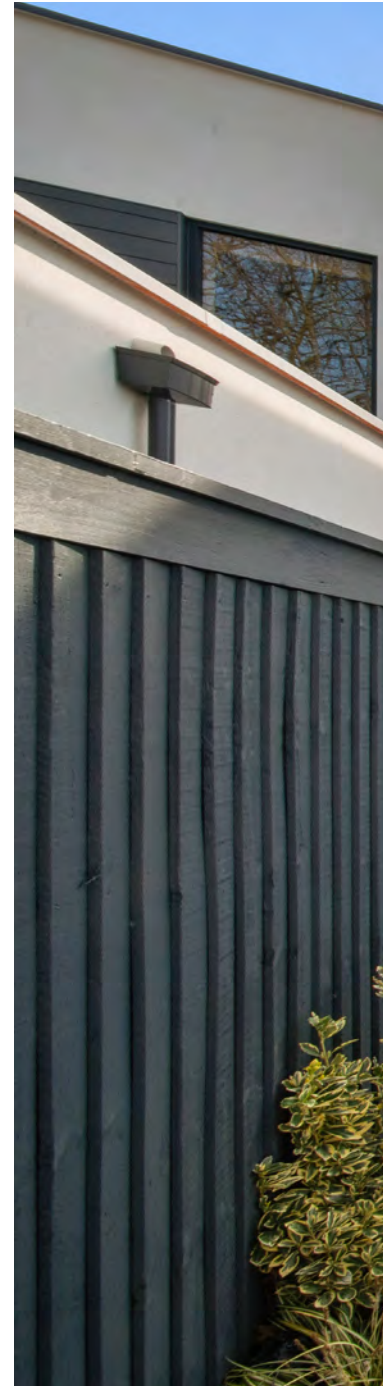
Note: Up until two years ago, Victoria Road faced busy summer weekends with beach traffic. Following extensive consultation, the National Trust now closes the entrance once the car park is full. Dynamic signage on the Formby bypass keeps visitors updated and redirects them to other areas, easing congestion.

TRANSPORT

Formby is well-connected with regular local bus services and two railway stations (Freshfield and Formby). Freshfield is only a 10-minute walk away with frequent trains to Southport and Liverpool. From Liverpool Lime Street you can reach London in around two hours. The M58 and M57 motorways are within 20 minutes, while Liverpool and Manchester airports are approximately 35 and 55 minutes away respectively.

SCHOOLS

Education is well-supported with excellent primary schools, including Freshfield Primary, Trinity St Peter's CofE, Our Lady of Compassion Catholic Primary, and St Jerome's Catholic Primary. Formby High School holds an Outstanding OFSTED rating and includes a sixth form. Nearby independent options include Merchant Taylors' Boys' and Girls' Schools in Crosby and Scarisbrick Hall School, both covering ages from primary through secondary.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Mains gas, Electric, Nuaire Mr XBOX ventilation system, Underfloor heating throughout via air sourced heat pump, Broadband ready, Double glazing, Integrated speaker system, Alarm, Security lighting, Pre-installation for CCTV and intercom systems.

EPC: TBC

Council Tax Band: TBC

Flood Risk:
Rivers & Seas: very low
Surface water: very low.

Local Authority:
Sefton Council Tel: 0345 140 0845

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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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

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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