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LUXURY



WESTSIDE 9 OLD TOWN LANE
FORMBY, LIVERPOOL, L37 3HJ

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TOTAL APPROX. FLOOR AREA: 3,965 SQFT

WESTSIDE IS A TRIUMPH OF CONTEMPORARY DESIGN, WHERE A MASTERCLASS IN OPEN PLAN LIVING MEETS TOTAL PRIVACY BEHIND REMOTE GATES. THIS ARCHITECT DESIGNED NEW BUILD BRINGS TOGETHER BOLD GLAZING, SOARING CEILINGS AND FOUR LUXURIOUS ENSUITE BEDROOMS, ALL SET WITHIN ONE OF THE VILLAGE'S MOST DESIRABLE POCKETS, MOMENTS FROM THE BEACH, THE PINWOODS AND FRESHFIELD STATION.



SCAN TO
VIEW OUR
VIDEO TOUR.

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DISTANCES

- N.T. PINE FOREST – 4 MINS
- FORMBY BEACH – 5 MINS
- NEAREST TRAIN STATION – 8 MIN WALK
- NEAREST BUS STOP – 3 MIN WALK
- VILLAGE CENTRE – 2 MINS
- FORMBY GOLF CLUB – 2 MINS DRIVE
- FORMBY HALL GOLF RESORT & SPA – 5 MINS
- SOUTHPORT – 20 MINS DRIVE
- LIVERPOOL CITY CENTRE – 40 MINS DRIVE
- M57/ M58 – 18 MINS DRIVE

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- FAMILY/ LIVING ROOM
- SITTING ROOM
- OPEN PLAN KITCHEN WITH LIVING & DINING
- SEPARATE UTILITY ROOM
- GROUND FLOOR SHOWER ROOM/ WC
- 2 PRIMARY BEDROOMS WITH DRESSING ROOM, ENSUITE & BALCONY TERRACE
- TWO FURTHER BEDROOMS WITH ENSUITE

OUTSIDE

- 0.28 ACRE PLOT
- REMOTE GATED ACCESS
- EXTENSIVE BLOCK PAVED DRIVEWAY
- PARKING FOR 4+ VEHICLES
- INTEGRAL GARAGE
- COVERED TERRACE WITH HEATER
- EXPANSIVE PORCELAIN TILED TERRACES TO REAR
- REAR LAWNS
- INBUILT SEATING ARRANGEMENT
- COVERED STEEL PERGOLA WITH HOT TUB



THE PROPERTY

Built in 2019 as a one-off architectural commission, Westside sits on a generous plot and extends to almost 4,000 sq ft across two floors. Polished concrete flooring and a full height glazed void run through the heart of the ground floor, connecting a series of distinct living zones that give the home real flexibility for a growing family or a couple who love to entertain.

Every space has been finished to a high specification without feeling showy, from the kitchen through to the four bedroom suites above, two with its own dressing space and access to the rear balcony. It's a home that rewards a slower look, with small design details throughout that set it apart from a typical new build.





GROUND FLOOR

An oversized security front door opens into the entrance hall, where a floating oak step staircase rises through a full height glazed void, drawing natural light down through every level of the home. Underfloor heating runs beneath polished concrete flooring throughout the ground floor, tying together a series of connected but distinct living spaces with a warmth underfoot that suits the clean, contemporary finish.

To the front of the property sit two flexible reception rooms. The sitting room offers a formal lounge or second family space at over 20ft in length, while the adjacent family room was originally designed as a dedicated cinema room, complete with integral surround sound, and is currently set up as a home gym. Together these two rooms give real versatility, equally suited to a playroom, home office, cinema or workout studio depending on the next chapter of family life.

Beyond the hallway, the property opens into a vast open plan living space that spans the full depth of the rear elevation. The dining area sits on a raised, herringbone oak platform, a subtle step up that defines the space without closing it off, finished beneath a sculptural pendant light, with a contemporary inbuilt fireplace positioned between the dining and kitchen zones acting as a natural divide while keeping the whole space connected and sociable.

The open plan area has been zoned with real thought, helped by recessed lighting and an integral speaker system strategically placed to define each area in turn. The TV and family zone is finished with co-ordinating wall panelling across the media wall, while a separate chill-out corner centres around a suspended wood burner, creating a cosy, informal spot to unwind on cooler evenings.



The kitchen itself is a genuine showpiece, finished in handleless cabinetry with warm wood tones set against grey neutrals for a look that feels both current and timeless. A huge central island provides casual dining for up to five and anchors a high specification, bespoke design with quartz work surfaces, coordinating splashbacks, and an under-counter resin sink fitted with a Quooker hot water tap. A Bora induction hob with an integrated downdraft extractor keeps the sightlines clean, while generous storage and a full suite of high-end appliances complete a kitchen built for entertaining on any scale.

The utility room continues the same considered finish as the kitchen, with matching cabinetry and a sizeable footprint that makes it a genuinely practical laundry space. A dual sink, further storage and direct access through to the integral garage keep everyday household life running smoothly, out of sight of the main entertaining areas.

Completing this floor is a luxury shower room and WC, beautifully finished to complement the home's décor with coordinating tiled walls and brushed gold fittings, ideal for guests or for use alongside the family room when set up as a home gym.

FIRST FLOOR

The gallery landing sits beneath a large roof lantern that disperses natural light throughout the day, paired with the impressive panoramic windows to the front that flood the space further still. The space is ample enough to accommodate statement furniture or an elegant spot to hang your favourite art. Underfloor heating continues throughout the bedrooms on this level, with neutral oak panel flooring running underfoot across the landing, and heated towel radiators fitted in every bathroom.

To the rear, two primary suites each offer sliding patio or bifold doors onto a large, shared composite decked terrace overlooking the rear garden, a peaceful spot to take in the morning air before the day begins. Both suites are finished with a walk-in or through wardrobe dressing space and an ensuite bathroom, though each has been given its own distinct character.













The first primary suite is finished with wall panelling for a soft, contemporary feel, leading through to a shower room fully tiled in neutral greys, with a vanity basin, WC and a walk-in wet zone shower. The second primary suite takes things further still, with an indulgent, spa style ensuite where large format dark tiling marries neutral grey tones, dual countertop basins, and a freestanding bath complete with a shower attachment for those who prefer to soak.

Two further sizeable bedrooms sit to the front of the property, each with floor to ceiling glazing fitted with blackout blinds and their own fitted wardrobe storage. Both are served by modern, on-trend shower rooms, fully tiled with a vanity basin and WC, finished to the same high standard found throughout the home.

Together, this first floor offers a genuinely restful set of sleeping quarters, four generous suites where privacy, natural light and deliberated design come together, giving every member of the family, or every guest, a retreat of their own.

OUTSIDE

Westside is approached through remote controlled gates, opening onto an extensive block paved driveway lined with newly planted trees, offering parking for four or more vehicles. The integral garage sits to the side of the property, offering secure space for a car or valuable additional storage, a fitting introduction to the scale and privacy on offer within.

To the rear, the outdoor space has been designed with the same level of thought given to the interior. An expansive porcelain tiled terrace wraps around the property, stepping down onto a mature lawn and a contemporary inbuilt seating arrangement, ideal for hosting family and friends throughout the warmer months or simply enjoying a quiet moment outdoors.











A covered terrace fitted with outdoor heaters and speaker system extends the entertaining season well beyond summer, creating a sheltered spot to gather on cooler evenings without ever feeling closed off from the garden. Alongside this, a covered steel pergola houses a large hot tub, tucked away for a private retreat at any time of year, whatever the weather might be doing.

Fully enclosed by mature fenced perimeters and established trees, the garden offers privacy. Whether it's entertaining a crowd on the terrace, relaxing in the hot tub under the stars, or simply enjoying a garden that feels entirely your own, Westside delivers an outdoor lifestyle every bit as considered as the home itself.

THE OPPORTUNITY

Homes like Westside don't come to market often, not in this condition, and certainly not with this level of thought already built in. Every finish here has already been chosen, every system already wired, every space already zoned, leaving nothing to plan and everything to enjoy from day one.

This is a property that suits a buyer who values their time as much as their taste, someone ready to move straight into a home built for modern family life, without the wait, the dust, or the guesswork that comes with building from scratch. For anyone searching for a fresh start in one of Formby's most private settings, Westside is ready and waiting.





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 vibrant 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 only an 8-minute walk and provides direct services to Liverpool and Southport, with onward connections from Liverpool Lime Street reaching London in approx. two hours. Local bus services run frequently nearby (within a 3-min walk on Freshfield 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, Mains gas, Electric, Underfloor heating throughout, Double glazing, Broadband Ultrafast (estimated), Integrated speaker system, Alarm, Security lighting,

Council Banding: H

Local Authority:

Sefton County Council, with One-stop shop at Southport found within The Atkinson, Lord Street, Southport, PR8 1DB contact@sefton.gov.uk

EPC: B

Viewing: Strictly by appointment via Karl Ormerod Tel: 07443645157

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

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TOTAL APPROX. FLOOR AREA: 3,965 SQFT



Total: 3965 sq. ft

1st floor: 2347 sq. ft, 2nd floor: 1618 sq. ft

Excluded areas: utility: 96 sq. ft, garage: 133 sq. ft, undefined: 19 sq. ft,

Covered deck: 189 sq. ft, balcony: 661 sq. ft, open to below: 41 sq. ft,

Walls: 221 sq. ft

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.



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LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY

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it's a level of service'