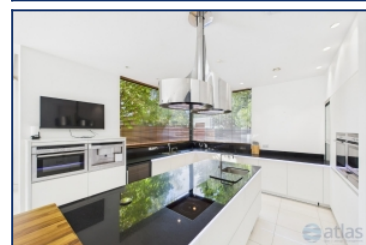
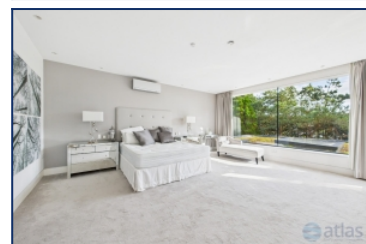
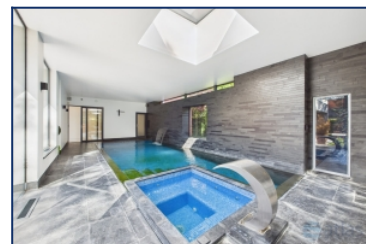


Kirklake Road, Formby, L37



To Let - £10,000 per calendar month

Key Features

- 6 Bedroom 5 Bathroom Detached House
- EPC Rating: B
- Immaculately Presented Luxury Residence
- Exclusive Private Swimming Pool
- Indulgent Steam Room and Sauna for Ultimate Relaxation
- Expansive Open-Plan Kitchen, Dining and Living Space with a Contemporary Design
- Dedicated Laundry and Utility Facilities
- Elegant Downstairs W.C.
- Six Generously Proportioned Double Bedrooms
- Five Opulent Bathrooms Finished to a High Specification
- Secure Gated Driveway with Ample Parking
- Landscaped Private Garden, Beautifully Maintained for Outdoor Entertaining

Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Floor Space: 2,584 square feet / 240 square metres
- Council Tax Band: H
- Local Authority: Sefton Metropolitan Borough Council
- Security: Burglar Alarm, CCTV, Intercom (Audio Only), Intercom (Video)
- Parking: Off Street, Gated, Driveway
- Outside Space: Patio/Decking, Back Garden
- Heating/Energy: Under Floor Heating, Air Conditioning
- Appliances/White Goods: Fridge/Freezer, Washing Machine, Dishwasher, Wine Cooler
- Bills Included: None

Move-in Costs

- Security Deposit: £13,846.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £2,307.69. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £300,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Luxury Detached Residence on Kirklake Road, Formby – Brought to the Market by Atlas Estate Agents

Indulgent steam room and sauna for ultimate relaxation, two utility rooms, a downstairs bathroom, and four en-suite bedrooms – this exceptional detached residence on the prestigious Kirklake Road, Formby, represents a rare opportunity to let a home of true distinction. Immaculately presented and furnished

to the highest standard, this luxury property combines sophistication, comfort, and contemporary design.

Set back behind secure gates, the home offers a high degree of privacy, with beautifully landscaped gardens framing the property and creating a serene retreat. A sweeping driveway provides ample parking, balancing convenience with exclusivity.

The accommodation spans two expansive floors, designed with both entertaining and everyday living in mind. At the heart of the home, the open-plan kitchen, dining, and living space features sleek, modern finishes and an abundance of natural light from large windows. The home also includes three additional reception rooms, one dedicated to leisure with a pool table – ideal for hosting family and friends.

The property comprises six generously proportioned double bedrooms, including one with a walk-in wardrobe. Four of the five luxurious bathrooms are en-suites, all finished to an impeccable standard, while a stylish downstairs W.C. and dedicated laundry and utility rooms provide added convenience. For those who appreciate the finer things in life, the exclusive private swimming pool and two indulgent saunas create a spa-like sanctuary within the home.

Outside, the landscaped garden offers an idyllic setting for al fresco dining and summer gatherings, with ample space to relax in complete seclusion.

Formby is one of Merseyside’s most desirable locations, celebrated for its stunning coastline, National Trust woodlands, and charming village centre, complete with independent shops, cafés, and restaurants. Excellent schools and transport links further enhance its appeal, making this a highly sought-after address for families and professionals alike.

This remarkable residence presents a rare opportunity to experience the very best of luxury living in one of the region’s most exclusive addresses.

Additional Images



En-suite To Bedroom One



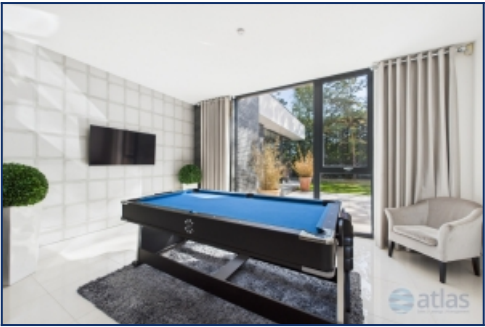
Hallway



Hallway



Hallway



Reception Room



Reception Room



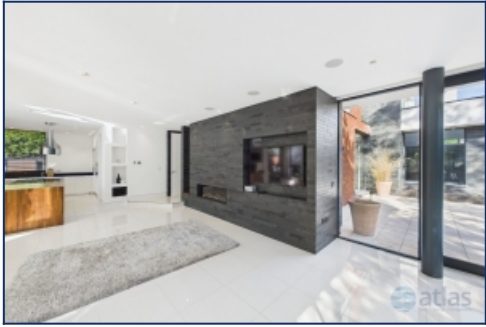
Reception Room



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Kitchen / Dining / Living Area



Utility Room



W.c



Swimming Pool



Sauna



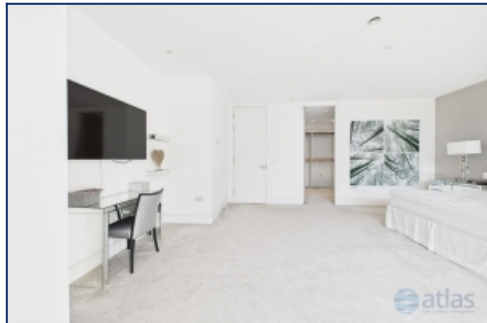
Sauna



Downstairs Shower Room



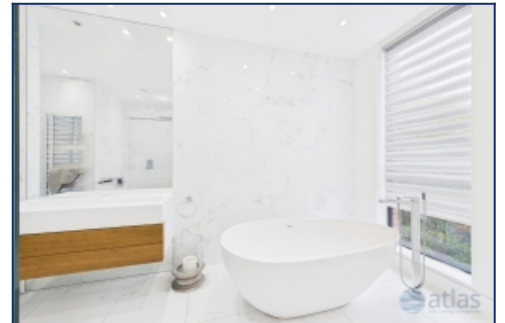
Landing



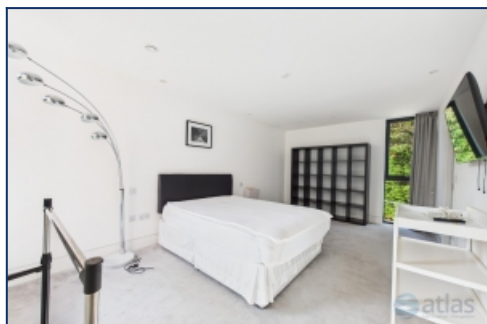
Bedroom One



Walk-in Wardrobe (bedroom 1)



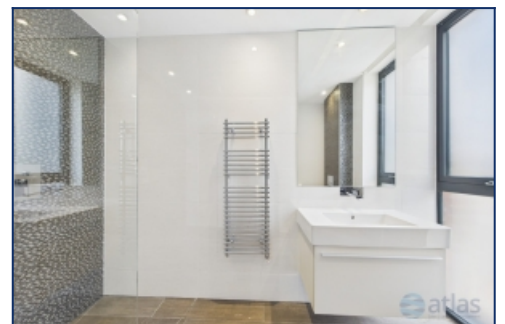
En-suite To Bedroom One



Bedroom Two



Bedroom Three



En-suite To Bedroom Three



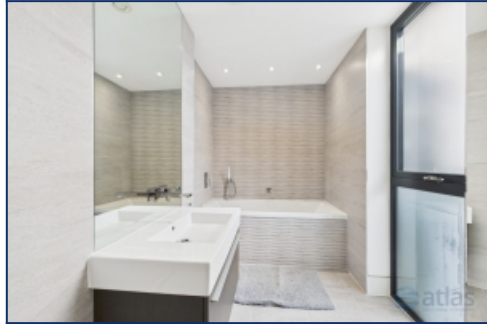
En-suite To Bedroom Three



Bedroom Four



Balcony View



En-suite To Bedroom Four



Bedroom Five



Bedroom Six



En-suite To Bedroom Five And Six



External

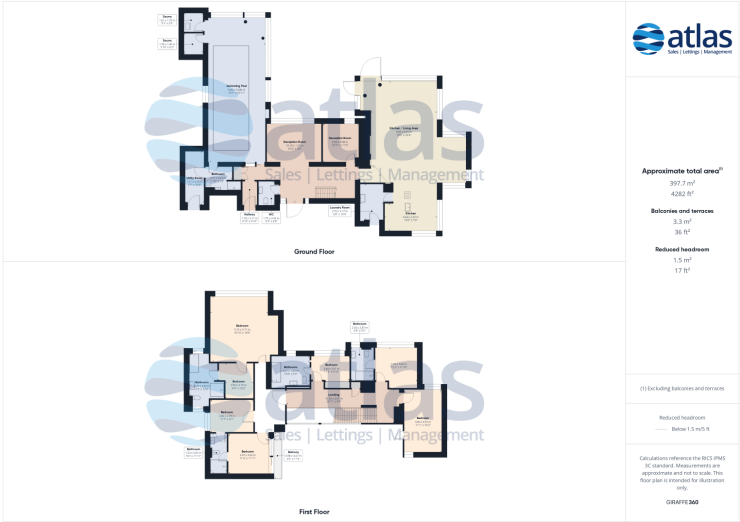


Garden



Garden

Floor Plans



Fax: 0151 727 4943

Mossley Hill, Liverpool, L18 1LN

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.