## BerkeleyShaw



## 41 Massams Lane, Formby, L37 7BD No Onward Chain £2,600,000

Tucked away on a private plot along an exclusive lane, this custom-built masterpiece—completed in 2020—offers over 6,800 square feet of refined living space. A striking example of contemporary architecture, the home spans three luxurious levels, combining grand scale with intelligent, functional design.

Crafted for the current owners to exacting standards, the residence is perfectly positioned just moments from the village centre and the National Trust Pinewoods, renowned for its red squirrel habitat and the breathtaking Formby coastline. Every detail of the home has been meticulously considered, balancing visual impact with everyday comfort.

For further information please contact Formby Office 01704 651000

**Entrance Hall** 

Formal Lounge

**Open-Plan Kitchen/Living/Dining** 

**Utility Room** 

Entertainment Room

Study

Home Salon

Cloakroom/Store

Powder Room/WC

Main Bedroom Suite - Dressing Room & Ensuite

Bedroom 2 Ensuite & Walk in Wardrobe

Bedroom 3 Ensuite & Walk in Wardrobe

Bedroom 4 Ensuite & Walk in Wardrobe

Cinema Room

Gymnasium

Gardens

## Double Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A (61-91) B (69-80) C (55-68) D	88	90
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
	U Directiv 002/91/E0	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potentia	
Very environmentally friendly - lower CO2 emis	sions		
(92 plus) 🖄			
(81-91)			
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not environmentally friendly - higher CO2 emiss	sions		
England & Wales	EU Directiv 2002/91/E0	-	



GYM 1997: x 1577 5.8m x 4.7m

CINEMA ROOM 172° x 162° 520 x 43m



