

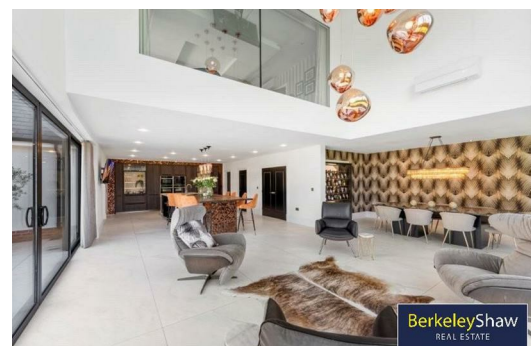
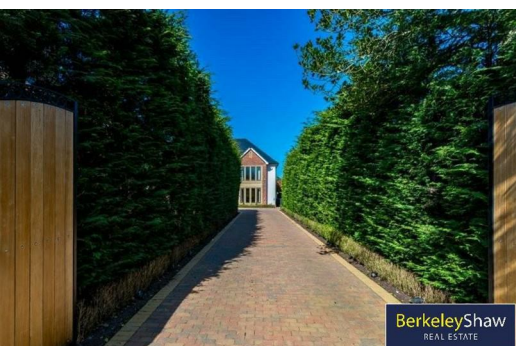


41 Massams Lane, Formby, L37 7BD
No Onward Chain £2,600,000

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

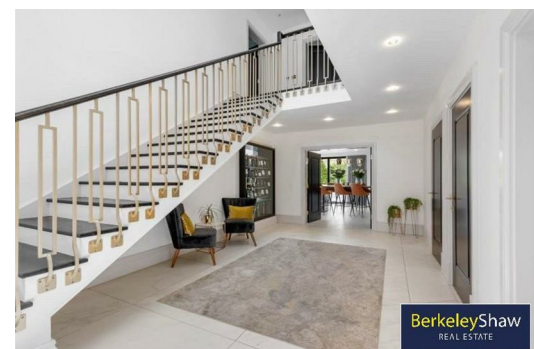


- Entrance Hall
- Formal Lounge
- Open-Plan Kitchen/Living/Dining
- Utility Room
- Entertainment Room
- Study
- Home Salon
- Cloakroom/Store
- Powder Room/WC
- Main Bedroom Suite - Dressing Room & Ensuite
- Bedroom 2 Ensuite & Walk in Wardrobe
- Bedroom 3 Ensuite & Walk in Wardrobe
- Bedroom 4 Ensuite & Walk in Wardrobe
- Cinema Room
- Gymnasium
- Gardens
- Double Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	90
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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