



**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

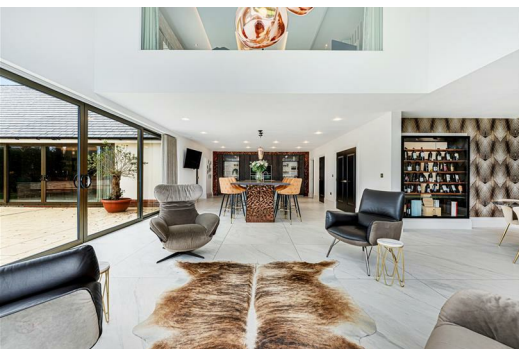


TOTAL FLOOR AREA: 7093 sq ft (655.2 sq m) (approx.)  
 While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas and the above items are approximate and no responsibility is taken for any errors or omissions in measurement. This plan is illustrative purposes only and should be used as a guide to only and prospective purchaser. The services, systems and appliances shown here will be tested and no guarantee will be given regarding its performance or efficiency on the ground.  
 Made with Metropix COVID



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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