



LUXURY



SKYFALL

MASSAMS LANE,
FORMBY, L37 7BD

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TOTAL APPROX. FLOOR AREA 3,476 SQ FT

THIS IS WHAT HAPPENS WHEN ARCHITECTURE IS TAKEN SERIOUSLY AND NO COMPROMISE IS MADE ON THE FINISH. SKYFALL IS A BRAND NEW, THREE-LEVEL CONTEMPORARY HOME ON ONE OF FORMBY'S FINEST ROADS, BUILT AND SPECIFIED TO A STANDARD THAT ANYONE WHO APPRECIATES QUALITY WILL RECOGNISE IMMEDIATELY.



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THE PROPERTY

There are new builds, and then there is Skyfall. This is a home where the people who created it clearly cared about every decision, from the structural drama of the architecture right down to the brand of appliance in the kitchen and underfloor heating throughout. The result is 3,476 square feet of contemporary living space across three floors that feels nothing like a typical new build. It feels like someone's vision, executed without cutting corners.

DISTANCES

- N.T. PINE FOREST – 4 MIN DRIVE
- FORMBY BEACH – 5 MIN DRIVE
- NEAREST TRAIN STATION – 10 MIN WALK
- NEAREST BUS STATION – 1 MIN WALK
- VILLAGE CENTRE – 4 MIN DRIVE
- FORMBY GOLF CLUB – 2 MIN DRIVE
- FORMBY HALL GOLF RESORT & SPA – 6 MIN DRIVE
- SOUTHPORT – 20 MIN DRIVE
- LIVERPOOL CITY CENTRE – 35 MIN DRIVE
- M57/ M58 – 17 MIN DRIVE



ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Open plan kitchen with living & dining
- Separate hidden utility room
- Powder room/W.C.
- 2 Store/ cloakrooms
- 1st floor mezzanine/ study
- Primary suite with large dressing room, balcony terrace & ensuite
- 3 further bedrooms, all ensuite with Juliet/covered balcony terrace

OUTSIDE

- Remote gated & CCTV access
- Gravel drive
- Ample parking for 7 or more vehicles
- Paved porcelain terraces to front
- Integral garage to side
- EVC point
- Mature trees and established planting to front
- Expansive porcelain terraces to rear
- Low maintenance lawn
- Raised inbuilt beds
- Large contemporary garden pod with composite decked terrace
- External and garden lighting
- Walled and fenced perimeters
- Alarm & security system





GROUND FLOOR

The entrance to Skyfall makes an immediate and lasting impression. A full-height oxidised bronze front door opens into a double-height entrance hall, where privacy glazed windows draw natural light down through the stairwell across all three floors without any compromise to privacy. The centrepiece of the entrance is a floating staircase in blackened steel with solid oak treads and half landings, rising with a sculptural confidence that is seldom achieved in residential architecture.

Two well-proportioned cloakrooms open directly off the hallway, ideal for everyday storage, keeping the entrance completely unencumbered. Internal access to the integral garage is also provided from here, a practical convenience that owners appreciate far more than any brochure can convey. Moduleo LVT flooring in a warm, wide-plank oak colour runs throughout each level, consistent, beautifully finished and warm underfoot from the underfloor heating system that operates across every floor of the house.

The hallway connects to two distinct reception spaces, the first being the front living room through full-height Crittall-style double steel doors and flanking glazing, an architectural detail as functional as it is handsome, allowing both spaces to flow openly into one another.

The living room is a room that rewards time spent in it. A recessed ceiling with LED profile lighting gives it a layered warmth in the evenings that overhead lighting simply cannot replicate. A contemporary wide-format flame-effect fireplace is set into a bespoke feature wall alongside an oversize flat screen television inset. Full-height windows flank the exterior bi-fold doors, which run the full width of the room and open directly onto the private front porcelain terrace. The terrace itself sits back from the road behind the gated entrance, established planting and mature trees, giving the space a real sense of privacy both inside and out.

The open-plan kitchen, living and dining room to the rear is, without question, a standout space. Running the full width of the building and opening completely onto the rear terrace and garden through full-width sliding doors, it is a space that functions as beautifully in January as it does in July. The double-height ceiling ensures the room is filled with natural light throughout the day via the large



panoramic window above, and the connection to the garden, when the doors are fully open, is seamless.

A copper-toned sculptural pendant light hangs above the dining and living area, complementing the kitchen design with a warmth that ties the whole space together. To the living side, an oversized television inset sits above an integrated flame-effect fire, creating a natural focal point for the room that makes the open-plan layout feel as comfortable and inviting on a winter evening as it does on a summer afternoon with the doors thrown open to the garden. It is a room that works in every direction and at every time of year.

The kitchen has been designed and specified with genuine care. Rich, dark self-close handleless cabinetry runs the full length of the rear wall, paired with a large oak-toned island topped in Dekton, a combination that balances richness and contrast. Backlit open oak shelving and glazed display sections sit within the wall cabinetry, and a marble-effect Dekton splashback completes the material palette with authority. The under-counter sink is finished in a dark tone to complement the cabinetry, a detail that speaks to the level of thought applied throughout. The appliance specification is Neff throughout: integrated double ovens, a warming drawer, an induction hob with concealed downdraft extractor, full-height integrated fridge, full height freezer and dishwasher. A hidden coffee and breakfast station is built into the cabinetry alongside concealed bin and pantry storage, ensuring the kitchen retains its composed, uncluttered appearance however hard it is being put to use.

A full-height flush door, invisible within the cabinetry when closed, opens into a large utility and laundry room that is well-thought-out as everything that precedes it. Pale self-close cabinetry, a quartz worktop, a dedicated sink with a black mixer tap, an integrated stacked BOSCH washer and dryer and extensive open shelving make this a genuinely hardworking space that keeps the main kitchen entirely free of the practicalities of daily household life. A stylishly finished ground-floor WC completes the ground floor accommodation.











FIRST FLOOR

As the staircase rises to the half landing, it is worth pausing. A large privacy glazed window at this level allows full natural light to pass through and illuminate this level, creating a quality of light throughout the building, at every time of day, that you notice immediately on arrival and simply take for granted from that point on.

At this level, a cleverly designed mezzanine room offers a well-proportioned and genuinely useful space, with a glass balustrade that overlooks the open-plan kitchen, living and dining room below. The pendant light that anchors the open-plan space below reinforces the connection between the floors and gives the space a warmth that makes it feel considered rather than incidental. As a home office or dedicated study, it works exceptionally well, benefiting from natural light, a sense of calm separation from the floors above and below, and enough space to function properly.

From here the first-floor landing connects two bedrooms, one to the front and one to the rear, each with its own ensuite and both benefiting from bedroom cabinetry schemes pre-designed by the award-winning Birkdale Kitchens, with the designs completed and ready to be made and installed at the buyer's instruction.

Both bedrooms are as you'd imagine very well-proportioned doubles with floor to ceiling glazing with the front offering a Juliet balcony towards the front elevation and the rear benefiting a private covered terrace that overlooks the rear garden, and the timber-clad garden pod.

The ensuites are finished to a consistently high standard throughout the property. All are PORCELANOSA with NOKKEN fittings. On this level full-height stone-effect tiling in warm greys and earthy tones is complemented by brushed copper fixtures, matt black WCs, heated ladder towel rails, black stone inset vanity basins and a walk-in rainfall shower with recessed niche. These are bathrooms that perform as well as they present.







UPPER LEVEL

The top floor landing arrives beneath the full pitch of the roof, vaulted and generous, with two insulated skylights overhead that flood the space with natural light. A designer chandelier pendant cluster hangs above the stair void and the black steel balustrade traces the opening down through the building below.

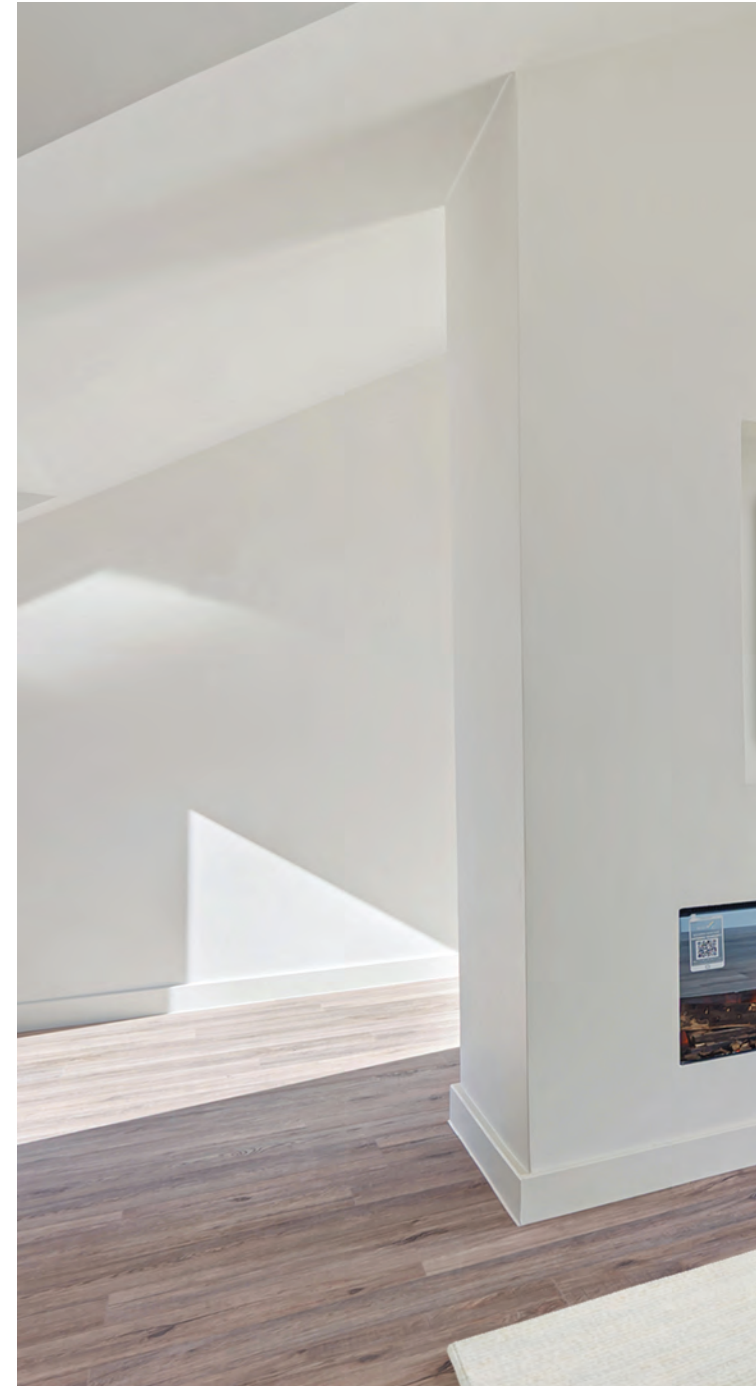
The primary bedroom suite sits to the rear of the building, overlooking the garden, and occupies the full width of the top floor. The bedroom itself is vaulted to the full height of the apex, with full-height black-framed glazing and sliding doors opening onto a covered balcony that looks directly out into the canopy of mature trees beyond the garden. The combination of volume, light and that outlook into the trees is the kind of thing that makes Sunday mornings genuinely difficult to leave.

The suite is arranged around an internal dividing wall that creates two clearly defined zones within the same space. On the bedroom side, a contemporary integrated flame-effect fire sits within the wall alongside a dedicated television inset, giving the room its own warmth and atmosphere entirely independent of the rest of the house. Behind the dividing wall, the dressing room and lounge area is spacious and calm, currently open and ready for the installation of bespoke dressing room furniture designed by Birkdale Kitchens, with the design already completed and available to proceed if required. A private storeroom is also incorporated within the suite, providing additional concealed storage where it is most useful.

The primary ensuite is a room designed around the simple idea of switching off. Warm oak tones sit alongside dark, richly finished surfaces and an ebony freestanding bath that anchors the room as visual centrepiece. A dual vanity with matching countertop basins continues the material language throughout, and the walk-in rainfall wet zone complete a bathroom that works equally well as part of a morning routine and as a genuine retreat.

The fourth bedroom on this floor sits the front of the home and shares the same vaulted ceiling and balcony terrace, slightly more intimate in scale, and is served by its own luxury ensuite shower room finished to the same style and high standard in the primary.







OUTSIDE

Remote-controlled gates open onto a wide gravelled driveway, the house sits back from Massams Lane behind mature trees, and what greets you is a building that makes an immediate architectural impression. Dark metal cladding, natural slate-effect stonework and rich timber boarding combine in a façade that is bold and contemporary without being cold.

There is ample parking on the driveway itself, with additional space to the side of the property alongside the integral garage. To the front of the home, a large-format porcelain terrace runs across the full width of the building, directly accessible through the bi-fold doors from the living room and the kind of space that earns its keep on any decent day from March to October.

To the rear, the garden has been laid out simply and intelligently. Large-format porcelain paving covers the main terrace area immediately behind the house, wide, level and directly accessible from the kitchen and dining room through the bifold doors. A section of premium artificial lawn sits centrally within the garden, with raised stone planters providing structure and low-maintenance planting around the perimeter. It is a garden that looks good, requires very little and leaves you free to actually enjoy it.

At the far end of the garden is the all-weather timber-clad garden pod, and it deserves more than a passing mention. This is a proper additional room with full-width glazing, horizontal hardwood cladding and a flat roof, finished and insulated to a standard that makes it genuinely usable year-round. Whether it becomes a home office, a gym, a studio or an entertaining space is entirely a matter of personal preference, but the quality of what has been built here means it will function well in any of those roles.





ABOUT THE AREA

Formby is one of those places that people discover and then never really consider leaving. It has a village character, an independent high street, a strong and engaged community, and a natural setting that is extraordinary. The beach, the National Trust pinewoods and the red squirrel reserve are within easy reach on foot or by bike, and the combination of coastal air, open landscape and village life is one that draws buyers from across the North West. Massams Lane is one of Formby's most established residential addresses, quiet and well-regarded, and the kind of roads where properties of real quality feel entirely at home.

TRANSPORT

Freshfield station is around ten minutes on foot from the property, with regular Northern Rail services running directly into Liverpool city centre and Southport throughout the day. Onward connections from Liverpool Lime Street to London Euston take approximately two hours. Local bus stops are a short walk away on the main routes through the village. By road, the M58 and M57 motorways are both within around twenty minutes, providing easy access to the wider North West motorway network. Liverpool John Lennon Airport is approximately 35 minutes by car and Manchester Airport around 55 minutes.

SCHOOLS

Locally, Freshfield Primary, Trinity St Peter's CofE Primary, Our Lady of Compassion Catholic Primary and St Jerome's Catholic Primary are all well thought of within the community. Formby High School is rated Outstanding by Ofsted and provides secondary education through to sixth form. For independent schooling, Merchant Taylors' Boys' and Girls' Schools in Crosby are among the most respected in the North West, both offering education from primary through to A-Level. Scarisbrick Hall School provides a further independent option at primary and secondary level and is within straightforward reach of the property.

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PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, Air sourced heat pump, Underfloor heating - wet system, MVHR - energy-efficient, whole-house ventilation system, Solar Panels with battery storage, Aluminium framed double glazed windows, FTTP Ultrafast Broadband, Intruder Alarm, CCTV, Remote gated entry, Security lighting, ANDERSEN EVC point.

EPC: A

Council Tax Band: TBC

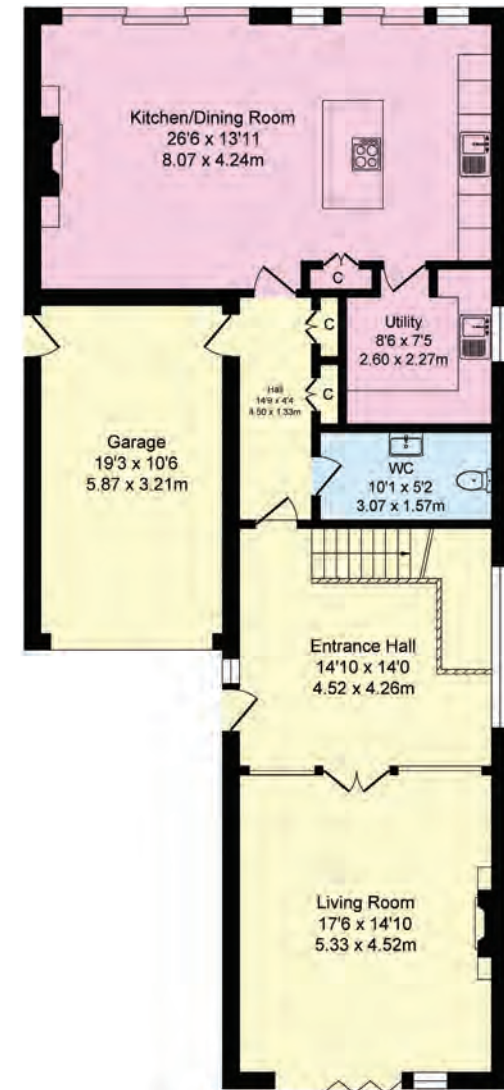
Local Authority: Sefton Council
Tel: 0345 140 0845

Viewing: Strictly by appointment with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

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 fittings. 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

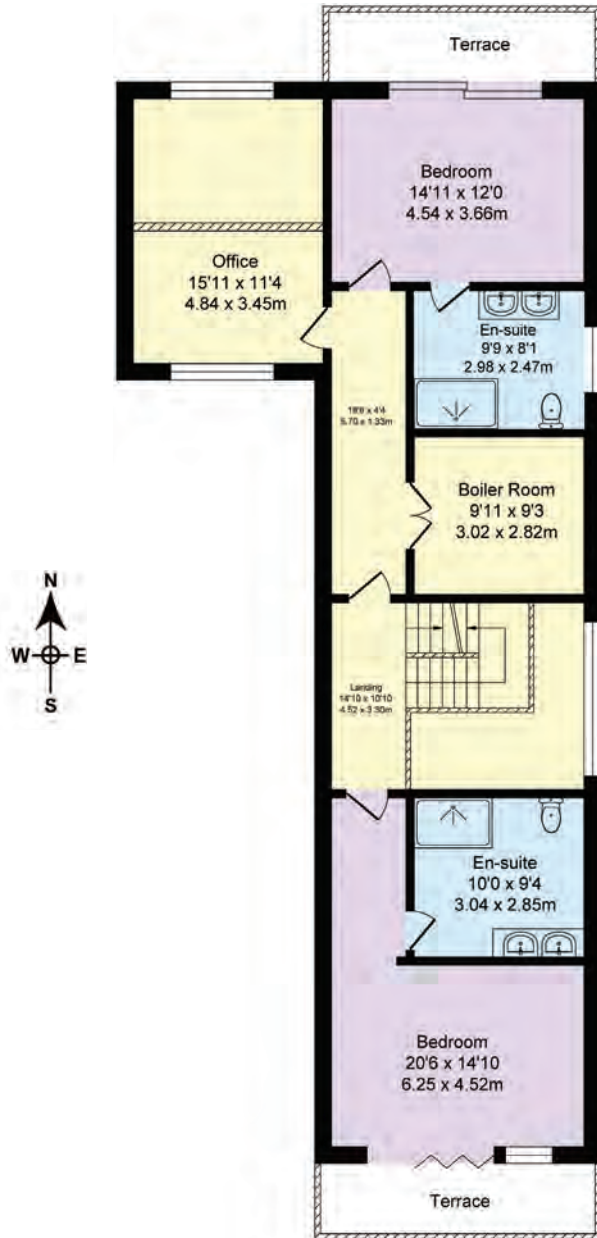
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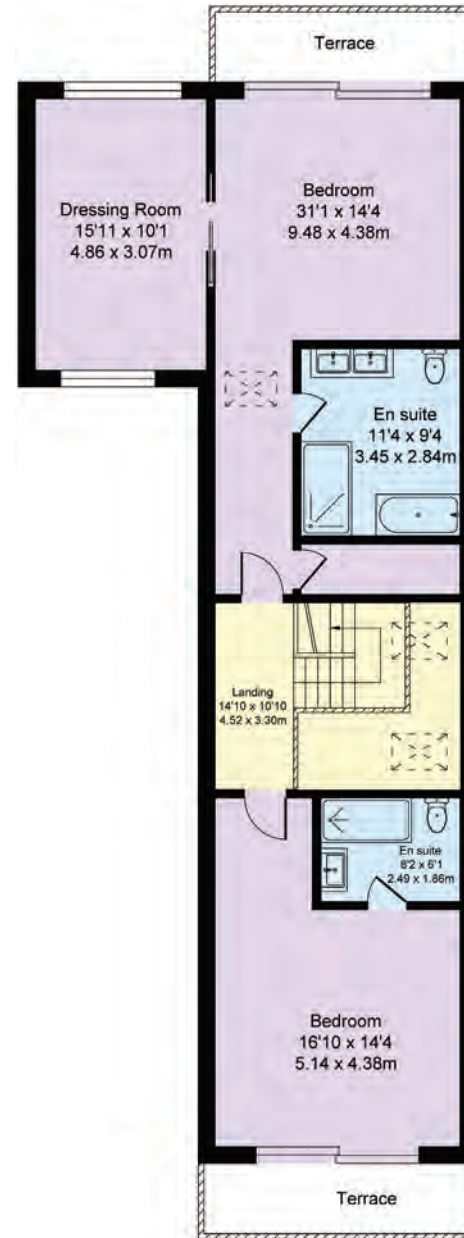


GROUND FLOOR

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.



FIRST FLOOR



SECOND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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