



LUXURY

41 MASSAMS LANE  
FORMBY, L37 7BD

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## 41 MASSAMS LANE, FORMBY, L37 7BD

TOTAL APPROX. FLOOR AREA: 7,126 SQ FT

SET WELL BACK BEHIND REMOTE GATES AND MATURE HEDGING, THIS IMMACULATE HOME OFFERS OVER 7,000 SQ. FT ACROSS THREE FLOORS. CUSTOM-BUILT IN 2020, IT COMBINES EXCEPTIONAL FAMILY ACCOMMODATION WITH SUPERB SPACES FOR ENTERTAINING, FIVE BEDROOM SUITES AND PRIVATE, LOW-MAINTENANCE GROUNDS THAT CAN BE ENJOYED THROUGHOUT THE YEAR.



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## THE PROPERTY

Every part of the house reflects careful planning and an uncompromising approach to its construction, finish, and ongoing care. Generous proportions are balanced by a layout that gives each room a clear purpose, with formal, informal, and entertaining spaces that work independently or come together when hosting on a larger scale.

The quality continues across all three floors and into the gardens, creating a home that is as comfortable for everyday family life as it is impressive when filled with guests. It remains immaculate inside and out, leaving nothing for a new owner to improve before moving in.

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## DISTANCES

- NATIONAL TRUST FORMBY – 3 MINS
- FORMBY BEACH – 4 MINS
- FRESHFIELD RAILWAY STATION – 10 MINS WALK
- NEAREST BUS STOP – 3 MINS WALK
- FORMBY VILLAGE CENTRE – 5 MINS
- FORMBY GOLF CLUB – 3 MINS
- FORMBY HALL GOLF RESORT & SPA – 5 MINS
- SOUTHPORT – 15 MINS
- LIVERPOOL CITY CENTRE – 40 MINS
- M57 / M58 – 15 MINS



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VIDEO TOUR.



## ACCOMMODATION IN BRIEF

- Entrance hall
- Formal lounge
- Open-plan kitchen, dining and living space
- Separate utility room
- Entertainment room with full bar
- Study
- Home salon / treatment room
- Cloakroom / store
- Powder room / WC
- Primary suite with dressing room and ensuite bathroom
- Four further bedrooms, all ensuites; three with walk-in wardrobes or dedicated dressing storage
- Cinema room
- Gymnasium



## OUTSIDE

- Remote-gated entrance
- Block-paved driveway
- Detached garage
- Parking for 4 vehicles
- Premium synthetic side lawn
- Premium synthetic putting green
- Expansive non-slip ceramic terraces and pathways
- Integral gas fire pit with inbuilt stone seating
- Covered terrace with lighting, heating, and TV point
- Professional outdoor kitchen with gas barbecue, pizza oven, teppanyaki grill, fridges, and sink
- Inbuilt raised flower beds
- Private, high-hedged boundaries
- Perimeter and mood lighting
- Full security system with CCTV





## GROUND FLOOR

A contemporary portico frames an oversized, bespoke two-tone cantilever entrance door with fingerprint access. Beyond it, the entrance hall opens beneath a remarkable three-storey void. Four bespoke windows above the door, generous entrance glazing, and a large skylight at second-floor level draw daylight through the full height of the house, while the custom staircase creates a strong architectural focus.

Extra-large white marble-effect ceramic tiles by Porcelanosa run through the principal circulation and living areas, giving the ground floor a calm, consistent finish that is also practical to maintain. Underfloor heating extends throughout all three levels of the house.

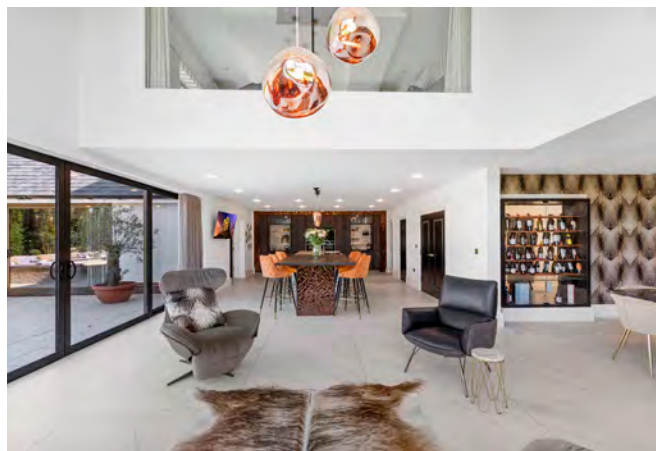
Positioned at the front, the formal lounge is a quieter place to retreat from the main living areas. Bespoke windows to the front and side bring in abundant natural light, soft carpeting adds warmth, and a real-flame gas fire with a natural stone surround, mantel and hearth gives the room a welcoming focal point.

Directly opposite, the study provides a substantial and well-appointed workspace. A full wall of bespoke cabinetry integrates desk space, display shelving, and storage, with carefully positioned lighting that gives the room a more atmospheric character after dark.

The open-plan kitchen, dining and living space occupy the rear and centre of the house and forms its everyday heart. Its generous proportions allow family life and entertaining to sit comfortably together rather than compete for space. Above the living area, a double-height atrium and full-height glazing bring a dramatic sense of volume, with the geometry of the rear elevation echoed internally. Remote-controlled electric sheers provide solar shading and privacy when required.

As the ceiling lowers, the room moves naturally into a more intimate dining area, defined by a feature wallcovering and chandelier. A bespoke glass-fronted wine store can be enjoyed from both the dining space and the entrance hall, visually linking the two areas.

Glazing continues around the room, and oversized sliding doors open directly onto the rear terrace. The bespoke Porcelanosa kitchen combines rich dark-wood cabinetry and a walk-in pantry with marble worktops. Integrated Neff



appliances include a microwave, coffee machine, two Slide&Hide ovens, a refrigerator and a fridge-freezer, while butler's-pantry cabinetry to either side adds further storage and preparation space.

The substantial central island incorporates a double stainless-steel undermount sink, Quooker boiling water tap and induction hob with downdraft extractor. Seating for four makes it ideal for breakfast or a quick coffee, while an adjoining raised bar table seats up to ten for relaxed meals and larger gatherings.

A separate utility room sits just off the kitchen with further cabinetry, an integrated freezer, sink and second dishwasher, especially useful when entertaining. Doors to both the side and rear make it ever practical for day-to-day family use.

A dedicated plant room houses two boilers, supporting reliable water pressure throughout the property. The house is fully alarmed and protected by comprehensive CCTV, with internal monitors, external surveillance, and remote security monitoring. A central Sky TV and media unit supports entertainment and connectivity across the home.

The dedicated salon and treatment room, positioned just off the hall, is an unusual but highly practical addition. It includes a professional hairdresser's backwash basin and styling station, with room for a massage table, therapy bed, or treatment chairs. Whether used by visiting hair, beauty, wellness, or physiotherapy professionals, it allows appointments to take place privately at home, or it could be adapted for another purpose.

The entertainment room gives the house a completely different social setting. Oversized sliding doors open it to the terrace and garden, while the tiled flooring continues from the kitchen through double doors, allowing the two spaces to work together for larger occasions.

At one end, a fitted full-size bar includes refrigerators, a stainless-steel sink, ice machine, and extensive storage. A built-in television makes it a natural place to watch sport, and a bespoke dartboard brings an extra layer of informal fun.

A second TV point sits at the opposite end, alongside half-panelled walls that give the room the relaxed atmosphere of a private bar. There is ample room for a pool or snooker table, and coloured LED lighting set into the pitched ceiling can change the mood from an easy family evening to a full celebration.

A powder room / WC completes the ground floor, finished in warm chocolate-toned tiling with a floating countertop basin and WC. A substantial cloakroom / store sits alongside.











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## FIRST FLOOR

The bespoke solid dark-oak staircase rises to a first-floor landing designed with the same attention to detail as the rooms around it. A large illuminated mirrored wall feature reflects light and adds a soft evening glow, while the open central arrangement retains the sense of space established in the entrance hall below.

Dark-oak flooring runs through the communal areas before giving way to deep carpeting in the bedrooms.

The primary bedroom overlooks the rear grounds and is filled with light through an extraordinary floor-to-ceiling internal window above the atrium. Recessed lighting provides a warmer evening ambience, a ceiling bracket is ready for a drop-down television, and electric curtains ensure complete privacy when wanted. The suite continues into an exceptionally generous, spa-like ensuite bathroom.

Crisp white Porcelanosa tiling is balanced by rich bronze and chocolate tones with detailed mosaic accents. A freestanding bath forms the centrepiece, while twin contemporary basins flank a large wet zone with two rainfall showers positioned at opposite ends. A discreetly placed WC completes a bathroom made for two people to use comfortably without compromise.

The dressing room can be accessed from both the ensuite and the landing, creating a particularly practical route through the suite. Bespoke dark cabinetry provides extensive hanging and storage, together with a dedicated dressing table, mirror, and illuminated display shelving.

Three further double bedrooms occupy this floor, two facing the front and one positioned centrally. Each has its own fully tiled ensuite shower room with a walk-in shower, contemporary vanity basin, and WC. Two also benefit from walk-in wardrobes.

The central guest bedroom includes built-in wardrobes that discreetly house additional laundry appliances. It is an intelligent detail that removes the need to carry washing between floors and makes the upstairs accommodation easier to manage.







## SECOND FLOOR

The dark-oak staircase continues to a galleried second-floor landing, illuminated from above by the expansive skylight. Every room on this level has either a skylight, a Velux window or both, so the upper floor feels bright and fully integrated with the rest of the house.

The fifth bedroom is carpeted and served by a large ensuite bathroom positioned conveniently beside it. Fully tiled, the bathroom includes a freestanding bath, separate walk-in shower, floating vanity basin, and WC. Generous eaves storage adjoins the room and could readily become a walk-in wardrobe if preferred.

Next door, the cinema room provides a dedicated theatre-style setting, with deep carpeting and dramatic décor. Further eaves storage is accessible from the room, and its proportions would also allow it to become an additional bedroom or another substantial living space in the future.

The final room is currently arranged as a home gym, with hardwearing carpet and a TV point. Like much of the upper floor, it offers the flexibility to change as family requirements evolve.







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## OUTSIDE

Remote-operated gates open onto a long block-paved driveway, with high, mature hedging shielding the house from Massams Lane and creating an immediate sense of privacy. There is parking for around 4-5 vehicles in front of the house, together with a detached garage suited to a special or classic car, general storage, or workshop use.

Non-slip pathways extend around the property, edged by clipped privet hedging and raised beds that keep the landscaping neat and manageable. A sunny side lawn is laid with premium synthetic grass, providing a clean, low-maintenance space to relax or play. To the rear, the garden has been planned as an extension of the house: the kitchen, atrium living area and entertainment room all open directly into it, allowing gatherings to move easily between indoors and out.

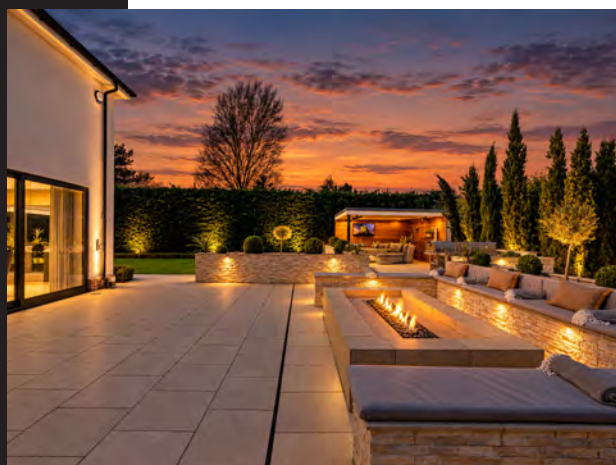
The expansive rear terrace has a non-slip ceramic finish and integrated drainage, with distinct zones for cooking, dining, and relaxing. A professional outdoor kitchen by MyOutdoorKitchen is equipped with stainless-steel refrigerators, gas barbecue, pizza oven, teppanyaki grill and sink. Alongside it, a covered terrace with timber detailing, heating, integrated lighting, and a TV point makes outdoor living comfortable long after the sun has gone down.

A premium synthetic putting green gives children and adults another reason to use the garden, while an oversized built-in gas fire pit, encircled by stone seating, creates an inviting place to end the evening. Perimeter and mood lighting bring the entire outside space to life after dark without compromising its privacy.

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***This is a home built and maintained without compromise, yet its real quality is found in how naturally it supports everyday life. It can be quiet, private, and comfortable when occupied by the family alone, then open effortlessly for weekends, celebrations and guests, all within one of Formby's most sought-after residential settings.***

*\*Please note: Any moveable items referred to in these particulars may not be included in the agreed sale price but may be available by separate negotiation.*





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## ABOUT THE AREA

Formby is one of the most desirable places to live on the Sefton coast. Its village centre provides an established mix of independent shops, cafés, and everyday amenities, while the National Trust pinewoods, red squirrel reserve and extensive beach give the area a character that is difficult to replicate elsewhere. It works equally well for family life, an active retirement or anyone wanting the coast within easy reach of Liverpool.

For sport and recreation, Formby offers two golf clubs, cricket, horse riding, hockey, padel and tennis clubs, crown-green bowling, gyms, and swimming facilities, together with Formby Hall Golf Resort & Spa. The pinewoods and beach also provide miles of routes for walking, running, and cycling.

## TRANSPORT

Local buses run regularly, with the nearest stop around three minutes away on foot. Formby is served by two Merseyrail stations, Freshfield and Formby; Freshfield station is a 10 minute walk from the property and provides regular services towards Liverpool and Southport.

Liverpool Lime Street offers direct rail services to London Euston in around two hours. The M57 and M58 are approximately 15 minutes away, while Liverpool John Lennon Airport and Manchester Airport are approximately 35 and 55 minutes by car, respectively.

## SCHOOLS

The area has a strong choice of primary schools, including Freshfield Primary School, Trinity St Peter's CE Primary School, Our Lady of Compassion Catholic Primary School, and St Jerome's Catholic Primary School. Formby High School also provides secondary and sixth-form education.

Independent options within reach include Merchant Taylors' Schools in Crosby and Scarisbrick Hall School, both educating pupils from primary through to senior-school ages.





## PROPERTY INFORMATION

**Tenure:** Freehold with  
vacant possession.

**Services:** Mains water, electricity,  
mains gas, double glazing,  
underfloor heating throughout,  
broadband, full security system  
with CCTV and perimeter lighting.

**EPC:** B

**Council Tax Band:** H

**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](http://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.

KARL ORMEROD

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