



47 Massams Lane
Freshfield | Formby | L37 7BD

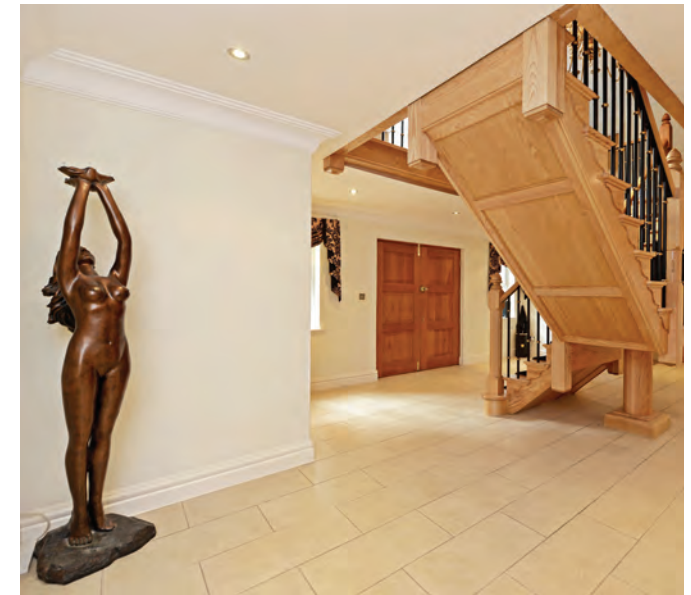
FINE & COUNTRY

47 MASSAM'S LANE

This magnificent five-bedroom detached family home, which also has leisure amenities including an indoor swimming pool, is located in the sought-after town of Formby.







Enjoying a simply superb setting, this outstanding property is located on one of Freshfield's most prestigious roads and the grandeur of the house is established from the outset with its imposing electronic wooden gates and immaculately presented grounds

The property itself has been finished to impeccably high standards and offers spacious and highly flexible accommodation. Particular features include a wonderful indoor swimming pool with Jacuzzi, steam room and shower room and a state of the art Bang and Olufsen sound system throughout the property.

To the ground floor, there is an elegant entrance hall, generous lounge, a formal dining room, cosy family room, play room, snooker room complete with bespoke bar and a conservatory overlooking the stunning gardens. To complete the ground floor, there is a stylish open plan fully fitted kitchen and breakfast room as well as a cloakroom and wc.

Moving upstairs, there are six well proportioned bedrooms, three with en suites, and a modern family bathroom, all on the first floor, whilst on the second floor, there is a games room, which completes the simply outstanding accommodation.

ENTRANCE HALL - 7.99m (26'3") x 5.25m (17'3")

Max: 41.9475 sqm (452 sqft)

Entered via double oak front doors, hand made oak split staircase by Andrew Formby with feature spindles and balustrade, ceiling coricing, spot lighting to ceiling and floor, fully tiled floors.

SITTING ROOM - 6.05m (19'10") x 4.47m (14'8"):

27.0435 sqm (291 sqft)

Entered via double doors and having three double glazed windows to the front one to side, feature log effect gas fire, tiled floor, ceiling coricing, spot lighting and integrated sound system.

KITCHEN/BREAKFAST ROOM - 6.69m (21'11") x 5.35m (17'7"):
35.7915 sqm (385 sqft)

Fitted with a selection of `Johnson & Johnson` high and low level fitted units, granite work surfaces, inset sink unit with mixer tap, granite splashback, Maytag range oven with extractor over, space for American fridge/freezer, built-in microwave, fitted coffee machine, integrated dishwasher, island unit with granite work surface, breakfast bar, wine cooler, ceiling coricing, spotlighting, integrated sound system. Three upvc double glazed windows, upvc double glazed French doors to garden.

DINING ROOM - 5.47m (17'11") x 3.42m (11'3"):

18.7074 sqm (201 sqft)

Entered via double solid wood doors, two double glazed windows overlooking rear gardens, fitted carpets, ceiling coricing

SITTING ROOM - 6.75m (22'2") x 4.45m (14'7"):

30.0375 sqm (323 sqft)

Entered via solid wood double doors, upvc double glazed French doors to rear garden, upvc double glazed windows overlooking garden, ceiling coricing, spot lighting, range of `Neville Johnson` fitted cabinets, tiled flooring and integrated sound and vision.





FAMILY ROOM - 4.84m (15'11") x 4.44m (14'7"):

21.4896 sqm (231 sqft)

Front facing reception room currently used as children's play room with three upvc double glazed windows overlooking front gardens, fitted with a range of 'Neville Johnson' units, ceiling cornicing, spot lighting and integrated sound and vision.

SNOOKER ROOM - 9.88m (32'5") x 5.23m (17'2"):

51.6724 sqm (556 sqft)
Accessed from the hallway and having 3 sets of French doors, 2 to the swimming pool one to the conservatory, Full sized snooker table with lights above, bespoke bar with granite top, pumps, glass wash machine, coolers and fully tiled floors.

CONSERVATORY - 5.16m (16'11") x 4.14m (13'7"):

21.3624 sqm (230 sqft)
UPVC double glazed windows, French doors to garden and to pool, tiled flooring, obscure ceiling, air conditioning.

SWIMMING POOL - 12.08m (39'8") x 6.34m (20'10"):

76.5872 sqm (824 sqft)
Fully tiled overflow swimming pool measuring approximately 30ft x 13.5ft x 4ft, 8 seater Jacuzzi, 3 sets of French doors 2 to garden one to conservatory, 4 velux windows and doors onto:

CHANGING ROOM

Open shower, wash basin inset in vanity unit, low level wc, heated ladder towel rail, spot lighting, fully tiled.

STEAM ROOM

Fully tiled steam room with glass door, wood effect tiled seating.

PUMP ROOM

Housing eating and filtration system for pool and Jacuzzi.

CLOAKROOM

Traditional cloak room with hanging and storage space.

Seller Insight

“ Freshfield Station, Formby Golf Club and Formby's popular sandy beach, sand dunes and pine woodland are all within walking distance. Formby's other excellent amenities, which include highly rated schools and a range of good restaurants and shops, are also readily accessible. Screened from the road by a belt of mature trees, this secluded property was built as a 'dream home' for the current owner less than 10 years ago.

The high quality finish of the interior is exemplified by the entrance hall, where there is a beautiful bifurcating staircase and galleried landing, which was handcrafted in solid oak with metal spindles by Andrew Formby Joinery. The impressive entrance hall and the entire ground floor have under-floor heating, giving even warmth throughout and a particularly spacious feel to the reception rooms, which are arranged with a natural flow. At the front of the house there is a lounge and a playroom, while to the rear there is a breakfast kitchen, a dining room, a family room and a conservatory. A wing to one side includes a snooker room with a bar and a heated indoor pool with a Jacuzzi and a steam room. Like the rest of the house, the pool room has Bang and Olufsen surround sound, which makes it a fabulous place to unwind at the end of a hard day or to party with family and friends. Having plenty of access to the garden, the reception rooms provide the perfect mix for relaxed family living and for entertaining in a variety of ways and on different scales. The garden encompasses all sides of the house and is completely private; there's plenty of space for large marquees or bouncy castles.

Further versatility is offered by a games room on the second floor, while the integral double garage and the generous external space around the house make further conversion and extension possible. Since construction, a sixth bedroom has been converted into a dressing room for the en suite master bedroom, while another bedroom now doubles as a cosy study, having a range of shelving with a concealed wall bed. Altogether, this property offers luxurious and flexible accommodation in a highly desirable residential location. The current owner will be taking away many memories of the good times spent with family and children in this special home.







“ To the rear there is a breakfast kitchen, a dining room, a family room and a conservatory.”



“A wing to one side includes a snooker room with a bar and a heated indoor pool with a Jacuzzi and a steam room.”





“Altogether, this property offers luxurious and flexible accommodation in a highly desirable residential location.”





WC

Low level wc, wash basin inset in vanity unit, extractor fan, spotlighting, fully tiled.

1ST FLOOR

LANDING

Grand open landing with French doors to Juliette balcony, upvc windows to front of property and turned staircase to 2nd floor.

MASTER BEDROOM - 4.45m (14'7") x 3.93m (12'11"): 17.4885 sqm (188 sqft)

Rear facing double bedroom with upvc windows overlooking garden, ceiling cornicing, integrated sound and vision, fitted carpets, spot lighting, double radiator and opening onto:

MASTER DRESSING ROOM

Fitted with a selection of wardrobes, draws and shelf units plus spot lighting.

MASTER PERSONAL BATHROOM

Fitted with a white 'Kohler' suite comprising: freestanding bath, walk-in shower cubicle with raindance shower head, pedestal wash basin, low level wc, bidet, heated ladder towel rail, spot lighting, and frosted upvc window to rear.

BEDROOM TWO - 4.42m (14'6") x 3.88m (12'9"): 17.1496 sqm (185 sqft)

Front facing double bedroom, with two upvc windows overlooking front garden, ceiling cornicing, fitted carpets, spot lighting, integrated sound and vision and door leading onto:





BEDROOM TWO PERSONAL BATHROOM

Shower room fitted with corner walk-in shower cubicle, pedestal wash basin, low level wc, spot lighting, tiled floor and walls.

BEDROOM TWO DRESSING ROOM

Fitted with a selection of hanging rails, shelving, drawers, spot lighting and fitted carpets.

BEDROOM THREE - 4.87m (16'0") x 4.44m (14'7"): 21.6228 sqm (233 sqft)

Front facing double bedroom with two upvc windows overlooking front gardens, ceiling cornicing, spot lighting, fitted carpets, double radiator, integrated sound and vision and door leading onto:

BEDROOM THREE PERSONAL BATHROOM

Fitted with corner shower cubicle, pedestal wash basin, low level wc, heated towel rail, fully tiled floor and walls.

BEDROOM FOUR - 3.9m (12'10") x 3.27m (10'9"): 12.753 sqm (137 sqft)

Rear facing double bedroom with 2 upvc windows overlooking rear gardens, ceiling cornicing, spot lighting, fitted carpets, double radiator, integrated sound and vision.

BEDROOM FIVE/STUDY - 6.23m (20'5") x 3.36m (11'0"): 20.9328 sqm (225 sqft)

Fitted with a range of 'Neville Johnson' fitted units, remote controlled electric bed, built-in desk, hanging rails, shelving, built-in cupboards. Upvc window overlooking rear gardens, fitted carpets, double radiator and integrated sound and vision.

DRESSING ROOM/BEDROOM 6 - 4.29m (14'1") x 3.35m (11'0"): 14.3715 sqm (155 sqft)

Currently used as a dressing room with a selection of wardrobes, shelves and draws as well as dressing table, ceiling cornicing, fitted carpets and upvc window overlooking the rear gardens.

FAMILY BATHROOM

Fitted with a white Laufen 'Alessi' suite comprising: freestanding bath with mixer tap, walk-in shower cubicle, low level wc, pedestal wash basin, bidet, tiled walls, tiled floor. Frosted glass upvc window to rear.





SECOND FLOOR

GAMES ROOM - 9.03m (29'8") x 4.55m (14'11"): 41.0865 sqm (442 sqft)

Spanning the entire roof space with fitted carpets, four Velux windows, spot lighting, double radiator and storage to eaves.

STORAGE ROOM

Fitted with a selection of hanging rails, under eaves storage.

GARAGE - 7.12m (23'4") x 5.94m (19'6"): 42.2928 sqm (455 sqft)

Two electric remote controlled up and over doors, lighting plus electrics and housing the main boilers for the property.

OUTSIDE

Sitting on a substantial plot there is a large sweeping driveway to front with ample off road parking and access to the double garage.

To the rear there is a large tree lined formal lawn, established flower beds and a large patio area.





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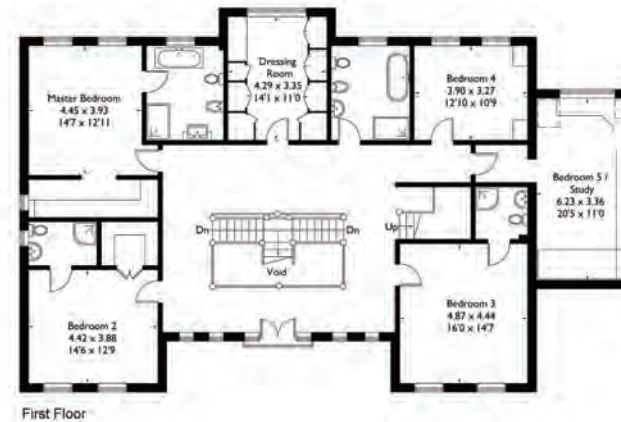
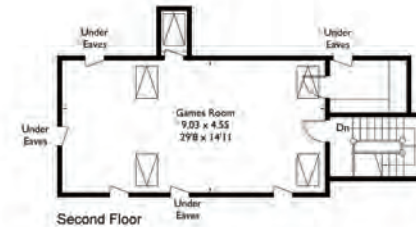
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Approximate Gross Internal Area = 637.8 sq m / 6865 sq ft

(Excluding Void / Including Swimming Pool)

Garage = 40 sq m / 431 sq ft

Total = 677.8 sq m / 7296 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 154937

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) A		
(81-91) B		
(69-80) C	72	73
(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		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 29.10.2015

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