



White Cottage, Massams Lane,
Formby, L37 7BD

OFFERS OVER
£650,000

SM
STEPHANIE MACNAB
ESTATE AGENT

A quintessential Grade II listed thatched cottage, White Cottage is one of Freshfield's most recognisable landmarks — a charming 16th-century property that has evolved over the centuries, blending period character with sympathetic modern adaptation.

Perfectly located just moments from The Freshfield Pub and within easy walking distance of Freshfield Station, this unique home captures the timeless appeal of village life with a generous garden plot extending to the rear.

Behind the distinctive thatched elevations lies a warm and inviting interior with exposed beams, rustic brickwork and a striking vaulted ceiling to the kitchen/dining room. The accommodation flows naturally from the cosy kitchen and characterful lounge with inglenook fireplace through to the rear hallway serving the ground floor bedrooms or reception rooms, depending on your desired configuration, through to the bright glass-walled garden room, which opens onto a large stone terrace and mature lawned garden.

The ground floor also provides a modern shower room featuring on-trend tiling and contemporary fittings. The first floor provides a further bedroom suite and dressing space, tucked beneath the original roof timbers and full of charm.

The property also benefits from a detached double-bay garage, block-paved driveway, and delightful cottage gardens enclosed by a traditional painted fence.

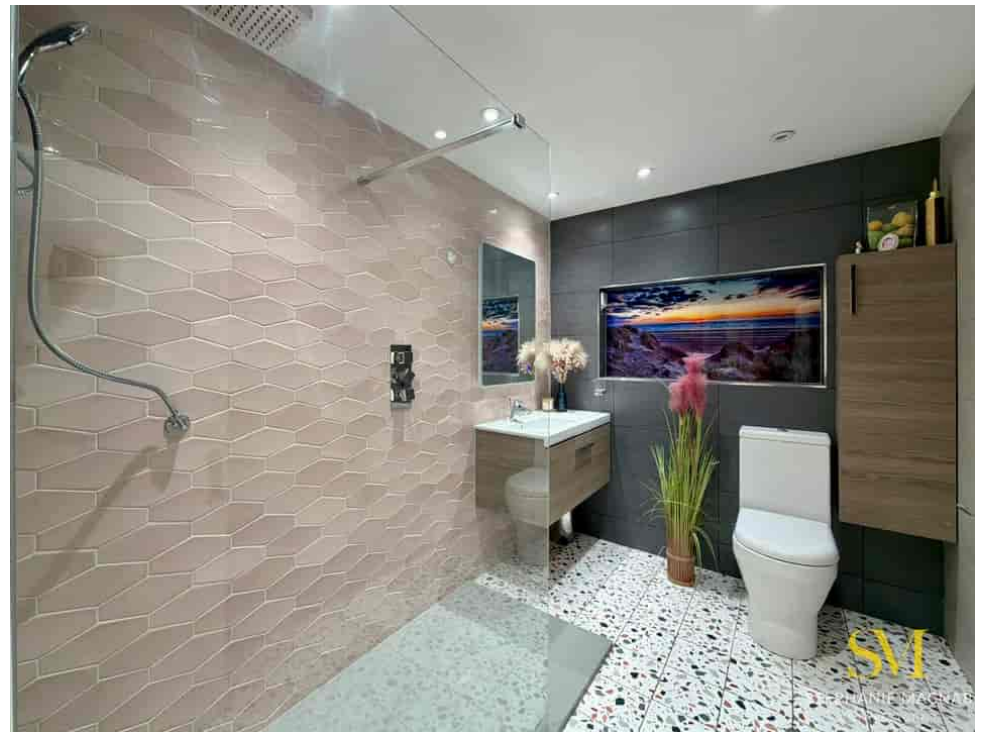
Set in one of Formby's most desirable and convenient locations, this historic home offers a rare opportunity to acquire a piece of local heritage — combining character, comfort, and a setting that embodies the very best of Freshfield living.

Call today to arrange a viewing - 01704 516 626.

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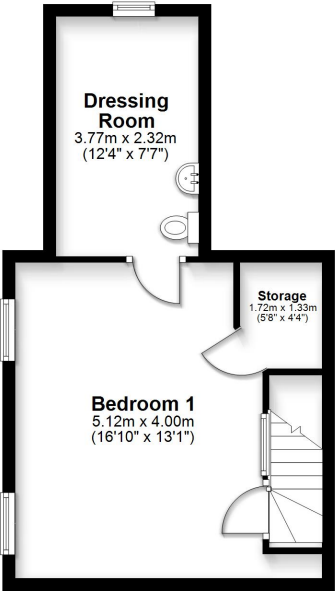
Ground Floor

Approx. 128.5 sq. metres (1383.6 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 162.8 sq. metres (1752.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 