



Lathom House, Lathom Park, Ormskirk, L40 5UP

Price £465,000

Sapphire Homes are delighted to offer For Sale this stunning stone built residence that forms part of the historic Lathom Hall Estate which is arguably one of the most impressive locations in West Lancashire and dates back to 1790.

The Rawsthorne is the largest property at Lathom Park and was lovingly restored in 2000 and is part of the former West wing of the property and boasts an impressive classical style offers a fine introduction to what is now a piece of English heritage. Lathom Park is located on an elevated plain in the heart of rural West Lancashire provides the perfect retreat from the hustle and bustle of daily life and is in an area that is well known for its luxury country homes as well as for its peaceful rural setting yet Ormskirk's busy and vibrant town centre is within easy reach and the railway station and M58 motorway are just a short drive ensuring the property is well placed within striking distance of Manchester, Liverpool and other cities and towns.

Externally the property rests in a beautiful position on the estate with aspects to all four elevations and gardens to the front and side elevation having immaculately maintained lawn areas and well-kept borders and to the rear is a private patio area and courtyard which is a great focal point for social gatherings. Whilst the garden areas are communal it is understood that all residents are respectful of one another's privacy and the discreet side patio is exclusively used by the residents of The Rawsthorne we are informed.

Upon entering the property you will be met by a grand staircase which really puts into perspective the wealth of accommodation that this property provides and with over 2300 square feet of beautifully appointed living this property will be much sought after.

In brief the ground floor accommodation comprises of a large entrance / hallway, lounge with feature fire, large luxury kitchen with feature island and separate utility room, impressive dining room, W.C, a principal family bathroom and three bedrooms with one boasting an ensuite shower room and all including fitted robes. On the first floor the luxurious master suite has extensive wardrobe space with bespoke fitted furniture, a dressing room / study area and a wonderful modern four piece ensuite in white which comprises low level wc, a corner bath, wall mounted wash hand basin and a walk in shower unit.



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GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Utility Room

Dining Room

Bedroom 2

Ensuite

Bedroom 3

Bedroom 4

Family Bathroom

W.C. / Cloakroom

FIRST FLOOR

Master Suite

Dressing Room / Study

Master Ensuite

EXTERNAL

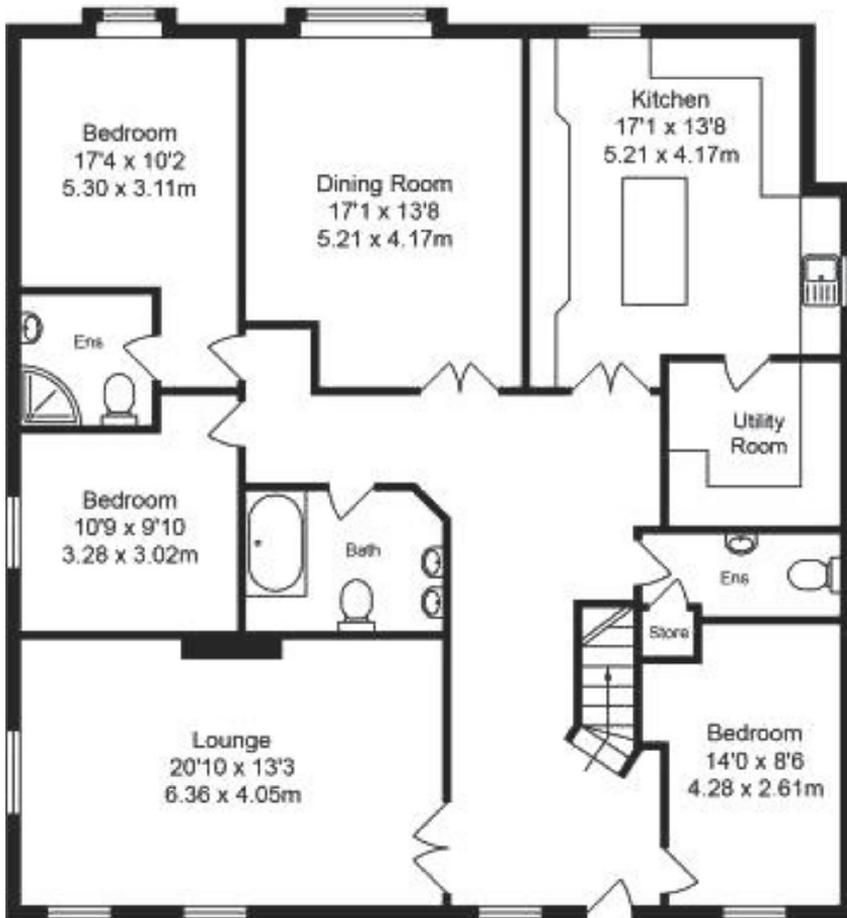
Single Garage



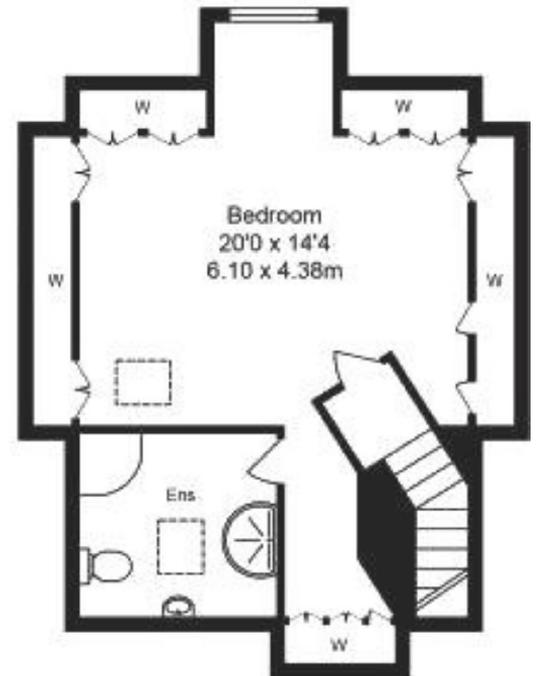
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Specialists in sales, Lettings & Property Investments



Ground Floor
Approx. Floor Area
1733 Sq.Ft
(161.0 Sq.M.)



Top Floor
Approx. Floor Area
602 Sq.Ft
(56.0 Sq.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	69
England & Wales		EU Directive 2002/91/EC	