



## Lathom House, Lathom Park, Ormskirk, L40 5UP

**Price £375,000**

Sapphire Homes are delighted to offer For Sale this 3 bedroom luxury duplex penthouse apartment that forms part of the historic Lathom Hall Estate which has been lovingly restored and is without doubt one of the most impressive locations in West Lancashire. Lathom Hall dates back to 1790. The apartment is positioned to the rear of the hall and boasts stunning views.

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.

The property can be accessed via stairs or elevator and in brief comprises of an entrance / hallway which leads into a stunning and large open plan lounge / dining area with luxury fitted kitchen with integrated appliances, 3 large double bedrooms with two benefiting from luxury ensuite bathrooms, utility area, W.C. and a family bathroom with luxury three piece suite in white with shower over bath.

The apartment boasts luxurious fixtures and fittings, modern decor yet retains lots of charm and character throughout including, bespoke sash windows, high ceilings and that exclusive feel throughout.

Externally the property rests in a beautiful position on the estate, with immaculately maintained lawn areas and well-kept borders and to the side elevation as well as a private patio area and courtyard to the rear 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 resident of The Charlotte we are informed.

In addition, there is ample parking along with access to a single garage offering excellent storage and early internal viewings are highly recommended to appreciate this stunning property.



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# Lathom House, Lathom Park, Ormskirk, L40 5UP

## FIRST FLOOR

Entrance / Hallway

Lounge / Dining Area

Kitchen Area

Bedroom 3

Bathroom

Utility Cupboard



## FIRST FLOOR

Landing

Bedroom 1

Ensuite

Walk in Robe Area

Bedroom 2

Ensuite



## EXTERNAL

Single Garage

Views



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