



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

Price £375,000

Sapphire Homes are delighted to offer For Sale this stunning stone built property 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 Molyneux is one of the largest properties at Lathom Park which was lovingly restored in 2004 and is part of the curtilage of the former West Wing of the estate which is a grade II listed building and boasts an impressive classical style and 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 three elevations and garden to the front elevation having immaculately maintained lawn areas and well-kept borders and patio area and to the rear is the courtyard which is a great focal point for social gatherings. Whilst the courtyard areas are communal it is understood that all residents are respectful of one another's privacy and the discreet front patio is exclusively used by the residents of The Molyneux solely we are informed.

Upon entering the property you will be met by a welcoming open plan hallway which really puts into perspective the wealth of accommodation that this property provides and with beautifully appointed living throughout this property will be much sought after.

In brief the ground floor accommodation comprises of a large entrance / hallway, open plan dining room / reception 2, modern fitted kitchen / diner, W.C. / cloakroom and to the rear elevation an impressive living area with large windows and door providing access to the courtyard. To the first floor the split gallery landing provides access to three generous double bedrooms with the master benefiting from a three piece shower suite in white and a family bathroom with luxury three piece suite in white with a feature claw foot being the primary focal point in the room.



Sapphire Homes (North) Ltd 80 Market Street, Wigan, WNI 1HX  
T 01942 494944 F 01942 493301 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk

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## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Dining Room

W.C. / Cloakroom

## FIRST FLOOR

Landing

Master Bedroom

Master Ensuite

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Detached Garage

Courtyard

Communal Gardens



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**Sapphire Homes (North) Ltd** 80 Market Street, Wigan, WNI 1HX  
T 01942 494944 F 01942 493301 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk)

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