BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



9 Lathom House Lathom Park, Ormskirk, L40 5UP

Offers In The Region Of £575,000

Berkeley Shaw Real Estate present this 4-bedroom cottage within the historic Lathom Park estate. Built in 2002 in line with English Heritage requirements and associated with Lathom House, which handled warhorses in WW1, the property combines an immaculate modern specification with a setting of historical significance.

Presented in immaculate condition, the property provides two reception rooms and one kitchen with a separate utility room, offering defined spaces for both day-to-day living and entertaining. The accommodation includes four bathrooms in total: a master bedroom with dressing room and ensuite, a further bedroom with its own ensuite, a family bathroom and a separate WC. The property holds an EPC rating of C and falls within Council Tax Band G.

Lathom Park lies on the outskirts of Ormskirk, giving convenient access to the town's amenities, including supermarkets, independent shops, cafés and restaurants. Taylor's farm shop and Warebreck Garden Centre are both nearby, offering fresh local produce, plants and homeware.

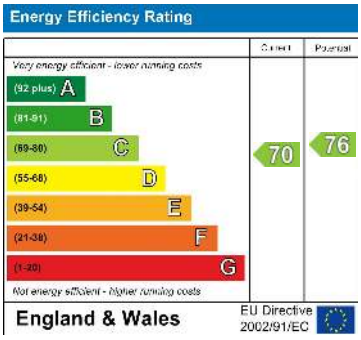
Ormskirk railway station provides services to Liverpool and Preston, offering convenient routes for commuting and leisure. Typical journey times are around 30–40 minutes to central Liverpool and approximately 30 minutes to Preston, subject to timetable variations. Local bus services from Ormskirk connect surrounding villages and key points within the town.

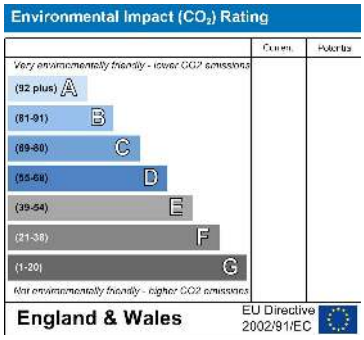
The wider locality includes schools, supermarkets, medical facilities, and a range of cafés, pubs, and restaurants. Road links connect Lathom Park to the wider West Lancashire area and beyond, with access to regional employment centres and coastal destinations by car.








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) 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 CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Bedroom
17'4 x 10'2
5.30 x 3.11m
Dining Room
17'1 x 13'8
5.21 x 4.17m
Kitchen
17'1 x 13'8
5.21 x 4.17m
Ens
Utility Room
Bedroom
10'9 x 9'10
3.28 x 3.02m
Bath
Ens
Store
Lounge
20'10 x 13'3
6.36 x 4.05m
Bedroom
14'0 x 8'6
4.28 x 2.61m
Bedroom
20'0 x 14'4
6.10 x 4.38m
Ens
Ground Floor
Approx. Floor
Area 1733 Sq.Ft
(161.0 Sq.M.)
Top Floor
Approx. Floor
Area 602 Sq.Ft
(56.0 Sq.M.)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