



**Troutbeck, 39 Lyelake Lane, Lathom, L40 6JW**

**£1,095,000**





## Troutbeck, 39 Lyelake Lane, Lathom, L40 6JW

A substantial detached family home which is set in a sought after semi-rural location in stunning private gardens. The main accommodation extends to approx. 3,000 square foot and sits on an overall plot of just under 0.5 acres.

Situated in Lathom on a large open plot of formal gardens, the property enjoys a stunning semi-rural location, whilst being located within ease of access of a variety of local amenities including shops, schools and bus routes. The M58 motorway is located within a short drive and provides excellent road links into Lancashire & Liverpool, whilst both Ormskirk Hospital and Edge Hill University are situated locally.

Lathom is also ideally located close to the ancient market town of Ormskirk, which provides a variety of shops, supermarkets, restaurants, bistro's and bars. Ormskirk Railway & Bus stations both provide direct access into the centres of both Liverpool and Preston.

Sitting on a superb private plot with gardens to all elevations, the main accommodation briefly comprises; Imposing entrance hallway with oak flooring, large lounge, sitting room / garden room, modern breakfasting kitchen with dining area, utility room and WC/shower room to the ground floor. To the first floor are four double bedrooms (two of which are served by en-suite shower rooms) work room/office/bedroom 5 and modern family bathroom suite.

To the exterior of the property are stunning private gardens extending to approx. 0.5 acres providing an abundance of private and peaceful outdoor living space, whilst parking is provided by a sweeping driveway for numerous vehicles and substantial tandem garage/workshop and double electric gates providing secure access. Further benefits include oil central heating and double glazing throughout the property.

Early viewing of this fantastic property is essential to fully appreciate the flexibility, size and standard of this resplendent property.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

Entrance door and double glazed windows.

##### HALLWAY

A light and spacious hallway provides access to all accommodation. Stairs lead to the first floor.

##### MAIN LOUNGE

27'4" x 11'11" (8.35 x 3.64)

A large formal reception room to the side elevation provides the main reception area of the property. A large brick fireplace provides a focal point in the room. Several double glazed windows and patio doors leading into the gardens.

##### SITTING / GARDEN ROOM

22'8" x 10'5" plus 21'5" x 9'11" (6.93 x 3.20 plus 6.55 x 3.04)

A spacious L shaped room situated to the rear elevation with large double glazed windows overlooking the garden providing an abundance of natural light with spacious and flexible seating areas.

##### FITTED DINING KITCHEN

19'10" x 17'2" max sizes (6.06 x 5.25 max sizes)

The heart of the home lies in the kitchen and dining area that caters to the demands of contemporary living. Fitted with a modern and very comprehensive range of bespoke wall and base units together with high specification granite work tops along with partially tiled walls and 'Amtico' flooring throughout. The kitchen also boasts Cooker and Aga points, a state of the art Neff Induction hob with an extractor fan. The island in the centre has a twin bowl sink and drainer unit as well as a breakfast bar. A pantry and under stairs cupboard also provides extra storage space. There are recessed spotlights throughout and space for dining table and chairs to the rear aspect. Double glazed French doors lead to the rear garden. From the kitchen there is access to the utility room, shower room and garage.

##### UTILITY ROOM

With plumbing for washing machine and dryer, there is ample space for storage with over head cupboards and a single stainless steel sink as well as a corner sink unit. There is tiled flooring throughout with doors leading to the shower room and garage as well as a double glazed door leading to the rear garden.

##### SHOWER ROOM

Level level wc, wash basin & shower cubicle with overhead shower and shower screens. Mermaid wall panels from floor to ceiling and tiled flooring.

## SIDE PORCH

Access leading from the front of the main accommodation into the kitchen area.

## FIRST FLOOR

### STAIRS & MAIN LANDING

Stairs lead to a light and spacious landing area with double glazed windows overlooking stunning countryside beyond the lane.

### BEDROOM 1

21'1" x 14'0" max (6.45 x 4.28 max)

An extended and large master bedroom with double glazed windows overlooking the rear gardens, dressing area with bespoke modern fitted wardrobes and bedroom furniture and ceiling lighting

### EN-SUITE

6'11" x 6'10" (2.11 x 2.10)

Fitted with a modern white shower suite comprising; Corner shower pod with overhead shower and shower screens, low level wc & vanity wash basin and units. Mermaid wall panels from floor to ceiling, tiled floor and ceiling lighting.

### BEDROOM 2

15'8" x 11'8" plus 9'5" x 7'4" (4.79 x 3.56 plus 2.89 x 2.24)

With double glazed windows to the side and rear overlooking the gardens, dressing area/study, ceiling lighting and a range of modern fitted wardrobes and bedroom furniture.

### BEDROOM 3

11'8" x 11'7" (3.56 x 3.54)

Double glazed window to the front elevation, ceiling lighting and a range of modern fitted wardrobes and bedroom furniture.

### BEDROOM 4

11'5" x 9'8" (3.50 x 2.95)

Double glazed window to the front elevation, ceiling lighting and a range of modern fitted wardrobes and bedroom furniture.

### EN-SUITE

A modern white shower suite comprising; Shower cubicle with overhead shower and shower screens, low level wc, bidet & vanity wash basin and units. Tiled elevations, ceiling lighting. Mermaid wall panels from floor to ceiling, ceiling lighting & Velux style skylight.

### BEDROOM 5/OFFICE

13'10" x 7'2" max (4.23 x 2.19 max)

Double glazed window to the rear elevation, ceiling lighting and door access to the main loft space/room.

## FAMILY BATHROOM

6'11" x 6'6" (2.11 x 2.00)

A modern white bathroom suite comprising; Spa style bath with overhead shower and shower screens, low level wc, bidet & vanity wash basin and units. Tiled elevations and ceiling lighting. Mermaid wall panels from floor to ceiling, ceiling lighting.

## EXTERIOR

### FRONT & PARKING

The front gardens are landscaped and mainly laid to lawn with a very large double entrance paved driveway providing parking for numerous vehicles. The gardens are fence and wall enclosed with two sets of electric gates providing secure intercom access.

### MAIN GARDENS SIDE & REAR

This superb overall plot extends to just shy of 0.5 acres and provides excellent private outdoor living space. The main gardens are mainly laid to lawn. fence, hedge and wall enclosed with a very large patio/seating area lying directly to the rear of the main property/accommodation. Other features include but are not limited to a large circular greenhouse, timber summer house & well kept and mature shrub and tree borders throughout.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX BAND

West Lancs. Council 2024/25 - Band: F - Charge: £3266.12

### BROADBAND

Standard Broadband is available - Ofcom Website.

### CONSTRUCTION

Brock with a pitched roof.

## VIEWING BY APPOINTMENT ONLY



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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GROUND FLOOR  
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR  
1377 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 3024 sq.ft. (280.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



