



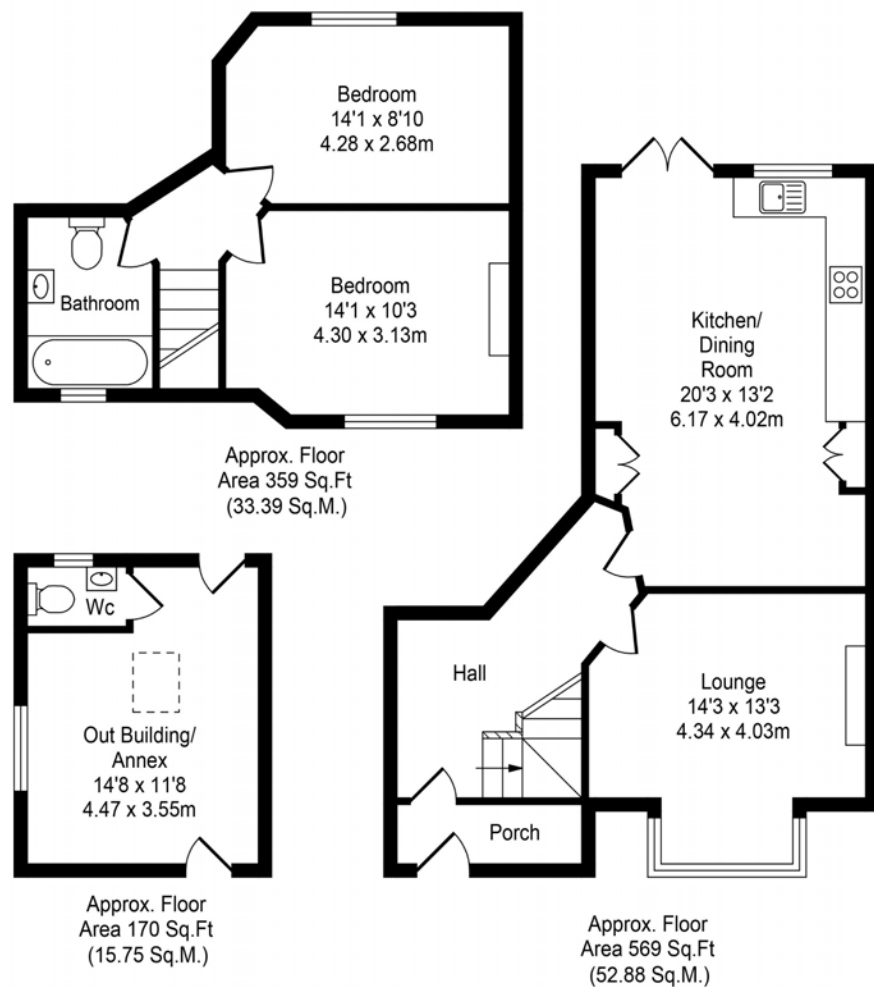
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ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 1098 Sq.ft. (102.02 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: TBC

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THE LUXURY PROPERTY SPECIALISTS

Deans Lane, Lathom

A&P



Arnold and Phillips are delighted to present this beautifully renovated two-bedroom mid-terraced cottage, perfectly situated along the idyllic Deans Lane in Lathom, West Lancashire. Seamlessly blending contemporary design with charming period features, this property offers a rare opportunity to enjoy countryside living with modern comforts, making it ideal for professionals, young families, or those seeking a luxurious downsize.

The cottage's attractive façade sets the tone, with its characterful frontage lending a timeless modern appeal. Stepping inside, the home's high standard of renovation becomes immediately apparent. The spacious bay-fronted living room is a welcoming space, centred around a rustic log-burning feature fireplace that adds warmth and a nod to the property's heritage. This room has been thoughtfully designed to feel both cosy and versatile, easily accommodating a variety of furniture layouts.

Flowing towards the rear of the property, you'll find the heart of the home - a stunning open-plan dining kitchen. Combining traditional elements such as exposed timber beams with modern conveniences, this space is as functional as it is stylish. The kitchen features a full range of wall, base, and tower units, complemented by premium contrasting work surfaces. Integrated appliances are seamlessly built into the design, offering a streamlined look, while the open-plan layout allows for a generous dining and living area, perfect for everything from family meals to entertaining.

Upstairs, the property continues to impress. Both double bedrooms are generously proportioned, with each room offering its own unique charm and uninterrupted views over the surrounding countryside. These tranquil vistas provide a sense of space and calm, making the bedrooms a true retreat. The main family bathroom serves the property well, featuring a modern suite with a bath and overhead shower, WC, and a vanity wash hand basin, all finished to an excellent standard.

Externally, the rear garden is a standout feature. A spacious patio terrace provides the perfect setting for outdoor gatherings or simply relaxing with a book in the warmer months. Beyond the terrace, rolling turf stretches out, bordered by a mix of newly installed timber fencing and established plants and trees, offering privacy and a peaceful atmosphere.

Adding exceptional versatility to the property is the detached annex. This outbuilding opens up a world of possibilities, whether as ancillary accommodation, a home office, gym, or dedicated entertainment space. Fully renovated in keeping with the main house, it's a practical and exciting addition that enhances the overall appeal of the property.

Located in the picturesque village of Lathom, this property enjoys the best of both worlds—a peaceful rural setting with easy access to modern amenities. The surrounding countryside is perfect for scenic walks and outdoor activities, while nearby transport links provide excellent connections to larger towns and cities, including Ormskirk and Southport. The area also benefits from well-regarded schools, local shops, and dining options, making it a convenient choice for a variety of lifestyles.

This charming yet contemporary cottage truly offers something special. With its high standard of finish, spacious garden, and flexible living spaces, it's the perfect blend of character and functionality. Internal inspection is highly recommended to fully appreciate all this unique home has to offer. If you would like additional details, such as information about the annexe specifications, garden orientation, or local amenities, contact our office today for further information on this special property.







#### KEY FEATURES

Beautifully Renovated  
Mid-Terraced Cottage

Two Bedrooms

Circa 1098 Square Feet

Stunning Open-Plan  
Dining Kitchen

Spacious Patio Terrace and  
Rear Garden

Detached Annex

Uninterrupted Views Over  
Surrounding Countryside





