



LUXURY

DELPH FARM  
ORMSKIRK LANE  
LATHOM, L39 9ES

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## DELPH FARM, ORMSKIRK LANE, LATHOM, L39 9ES

TOTAL APPROX. FLOOR AREA: 3,767 SQ FT / GARAGE 398 SQ FT

CUSTOM-BUILT IN 1990 FOR THE CURRENT OWNER, DELPH FARM IS A BEAUTIFULLY DESIGNED HOME SET WITHIN LANDSCAPED SOUTH-FACING GARDENS, ENJOYING OPEN VIEWS ACROSS THE WEST LANCASHIRE COUNTRYSIDE. THOUGHTFULLY CONSTRUCTED, THE PROPERTY OFFERS VERY COMFORTABLE, WELL-BALANCED LIVING IN A PEACEFUL RURAL SETTING.



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## DRIVING DISTANCES

- NEAREST TRAIN STATION: 9 MINS
- NEAREST BUS STOP: 5 MIN WALK
- ORMSKIRK: 5 MINS
- LATHOM: 5 MINS
- ORMSKIRK GOLF CLUB: 8 MINS
- HURLSTON HALL GOLF & HEALTH CLUB: 10 MINS
- M58: 5 MINS
- M6: 10 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- MANCHESTER CITY CENTRE: 50 MINS

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## ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Dining room
- Kitchen
- Utility room
- Conservatory
- Study
- Cloakroom/W.C.
- Primary suite with dressing & ensuite
- Three further bedrooms
- Family bathroom







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## OUTSIDE / GROUNDS

- Shared private driveway
- Cobbled and block paved driveway (shared access)
- Double integral garage
- Ample parking
- South facing manicured gardens
- Extensive stone rear terracing and pathways
- Manicured rear gardens with open views
- Ornamental pond
- Ornate gazebo

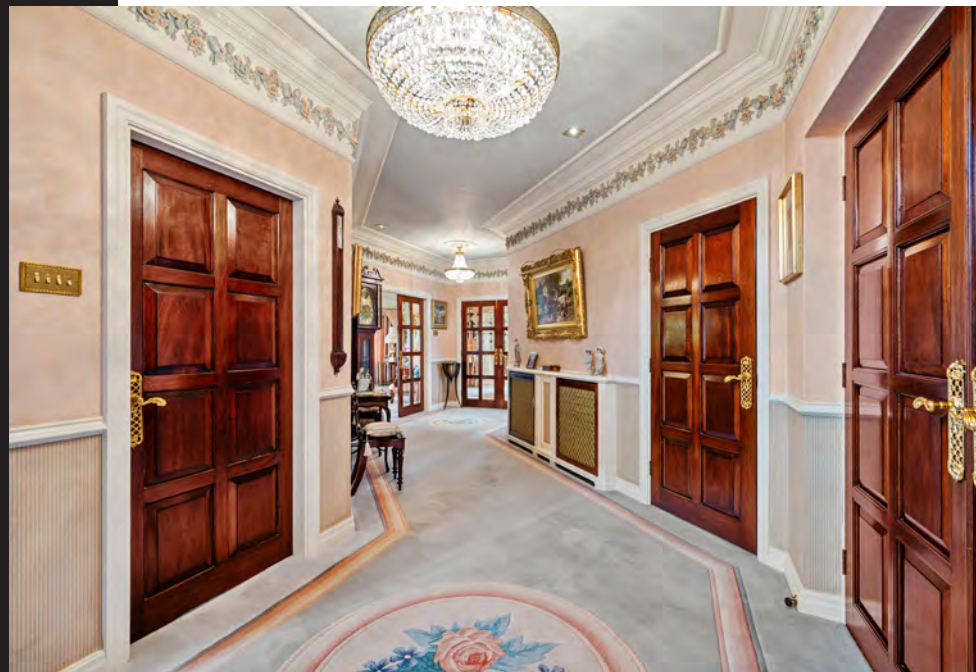


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## THE PROPERTY

This impressive four-bedroom home combines quality workmanship with exceptional attention to detail. From intricate Baroque styled cornicing and recessed ornate ceilings to bespoke cabinetry, solid wood doors and handmade carpets, every element reflects the care and precision of its original build. Most amazing of all are the panoramic views—framing the surrounding countryside through almost every window, they create a constant connection to the local landscape.

While the home is ready for its next chapter, it offers scope to update while still preserving its character—providing spacious accommodation ideal for luxury, semi-rural living.









## GROUND FLOOR

An impressive level of care and consideration is evident in every architectural and interior detail. While the finishes may not reflect contemporary trends, they are of remarkable quality and offer outstanding potential for enhancement or preservation. Every element has been painstakingly selected, and the result is a timelessly elegant interior that showcases a superior build.

Grand double glass doors set beneath a handsome stone portico open into an enclosed entrance porch, framed by full-height glazing, which then flows into an internal hallway that provides access to the principal ground floor rooms.

Immediately, the calibre of finish is undeniable—from the made-to-measure wall-to-wall handmade carpeting and solid wood doors to the intricately hand-finished cornices and coving. Custom radiator covers—crafted to a level rarely seen—pair with stunning chandeliers to set the tone for the rest of the home.

The main reception room is remarkable. Positioned at the rear of the home to take full advantage of sweeping farmland views, it features twin panoramic windows that flood the space with natural light. Luxurious, bespoke carpeting continues here, while the recessed and exquisitely detailed ceiling—with concealed lighting—adds architectural drama overhead. A striking coral marble fireplace with hearth and stone surround anchors the room, creating an elegant focal point.

Double French doors open from the hallway to a formal dining room that mirrors the elegance of the lounge. Here again, ceiling detail and a statement chandelier draw the eye, while French doors open directly onto a stone terrace, offering views and access to the rear gardens.





Beyond this, an oversized conservatory provides an additional reception space, currently arranged as a more relaxed living and dining area. With garden views on all sides, this light-filled room features white tiled floors, ceiling fan, internal roof blinds, and mural-adorned walls—an inviting and versatile space for entertaining or unwinding.

The kitchen is positioned centrally and benefits from access via the dining room, utility room and hallway. Immaculately maintained, it features high-gloss white cabinetry with gold and chrome detailing, housing quality integrated appliances. An ornate octagonal ceiling—once again with chandelier—adds a sense of grandeur. There is ample space for casual dining here, making it a heart-of-the-home space.

A generous utility room adjoins the kitchen and offers excellent functionality as a dedicated laundry area, with external access and a door through to the large integral double garage.

Completing the ground floor are a conveniently placed cloakroom/WC and a private study, ideally tucked off the main entrance hall—perfect for those seeking a quiet space to work or read.





## FIRST FLOOR

A half-turn, solid wood staircase, rises beneath a grand central chandelier as a large window midway up the ascent allows natural light to pour through, illuminating both the upper and lower levels, before leading to a generously proportioned, light-filled landing.

The primary suite is expansive and serene, enjoying tranquil rural views. A full wall of ornate, baroque-style fitted wardrobes extends into a walk-through dressing room, where discreet, custom-designed doors reveal an exceptionally large ensuite bathroom. Luxuriously finished in pink marble tiles, the ensuite features a full-sized bathtub, separate walk-in, multi-point steam and shower, WC, bidet, and a wide vanity unit with extensive built-in storage—offering both indulgence and practicality in equal measure.

Three further double bedrooms complete the upper floor, each offering integrated storage solutions with fitted wardrobes or bespoke cabinetry in a complementary style. One of these bedrooms benefits from a 'Jack and Jill' ensuite connection to the large family bathroom, which echoes the style of the primary ensuite—complete with a fitted bath, separate shower enclosure, WC, and basin.

Throughout this level, the interior design is rich and opulent, with only the finest materials used at the time of construction. While the aesthetic may lean toward classical rather than contemporary, the scale, layout, and quality of build provide exceptional potential for sympathetic modernisation or personal reimagining.









































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## OUTSIDE

Delph Farm enjoys an idyllic setting, surrounded by uninterrupted views over open farmland—offering the peace and privacy of rural living just minutes from Ormskirk. Tucked away off a quiet private road, the home sits behind a shared block-paved driveway (shared with the neighbouring converted barn), with generous off-road parking and an integral double garage for convenience.

To the side, a cobbled driveway leads to a set of double gates, opening into the rear garden—a wonderfully secluded and thoughtfully designed outdoor haven. This south-facing outdoor space is beautifully bordered by mature hedging and landscaped to create a serene retreat.

Expansive stone terraces wrap around the property, linking the utility room, conservatory, and formal dining room to the outdoors, allowing for easy al fresco living and entertaining. The garden itself is lush and meticulously maintained, with established planting, neat stone pathways, and a picturesque ornamental pond as its centrepiece. In one corner, a traditional summer gazebo offers a perfect shaded spot to relax, read, or enjoy a quiet drink.

Whether you're sipping morning coffee to the sound of birdsong or hosting evening drinks on the sun-drenched terrace, the garden at Delph Farm offers a lifestyle of peaceful sophistication and connection to nature—making it as functional as it is beautiful.

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***Delph Farm is a rare opportunity to own a custom-built home where quality meets exceptional space, privacy, and potential. With its idyllic setting, grand interiors, and delightful gardens, this is country living just minutes from town—ready to enjoy or reimagine.***

*\*Please Note: Some high-quality chandeliers may be available by separate negotiation.*

*The adjacent residential barn is also owned by the seller and may be available separately—please enquire for details.*









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## ABOUT THE AREA

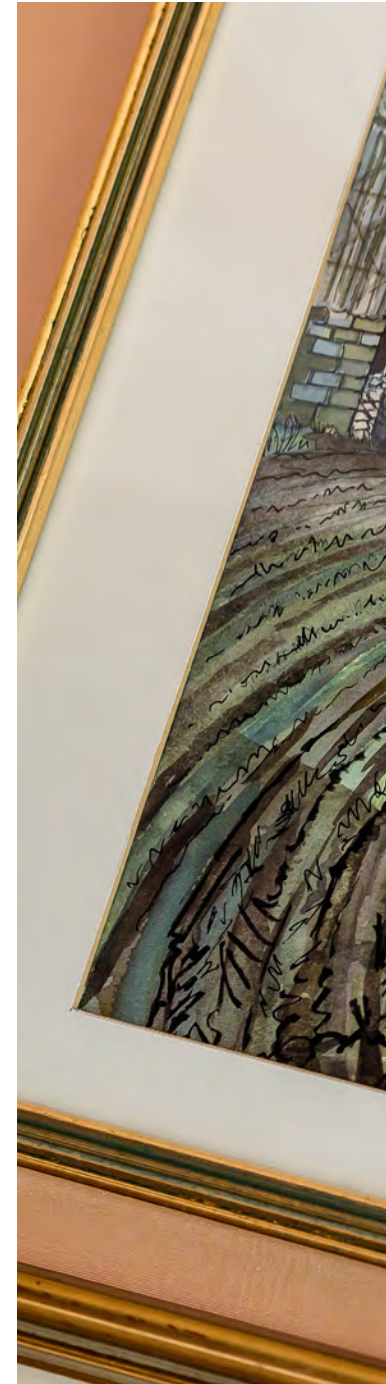
Located in the historic parish of Lathom, Delph Farm enjoys a desirable semi-rural setting just minutes from the vibrant market town of Ormskirk. With its traditional weekly markets, diverse town centre shops, bars, and restaurants, Ormskirk offers the perfect blend of charm and convenience. The surrounding area provides a wealth of year-round leisure opportunities including gyms, swimming pools, and various sports clubs. Golf enthusiasts will appreciate the proximity to both Ormskirk Golf Club and Hurlston Hall Golf & Health Club. Just a five-minute drive away, the picturesque village of Lathom adds to the area's appeal, known for its scenic countryside, peaceful atmosphere, and rich heritage.

## TRANSPORT

Delph Farm offers convenient transport links, combining rural tranquillity with excellent connectivity. Regular local bus services, are within a short walking distance, providing access to nearby towns and villages such as Wigan, Bickerstaffe, Aughton, Maghull, and Lydiate. Ormskirk train station is approximately a 9-minute drive and offers direct Merseyrail services to Liverpool Central. From there, Liverpool Lime Street station is easily accessible, providing direct train services to London, with journey times of around 2 hours. Alternatively, travellers can reach Wigan Wallgate station via bus or train, and from there, London is accessible in approximately 2.5 hours. For air travel, Liverpool John Lennon Airport is about a 36-minute drive while Manchester Airport can be reached in approximately 41 minutes by car.

## SCHOOLS

Families will appreciate the excellent choice of schools in the area, with a strong mix of state, faith, and independent options. Several local schools are rated Good or Outstanding by Ofsted, including Westhead Lathom St James' Church of England Primary School, Ormskirk Church of England Primary School, and The Acorns School. Wood Edge Independent School and Pontville School also serve the area, alongside the well-regarded Ormskirk School for secondary education. For younger children, Moorgate Nursery School offers a nurturing start. Just a short drive away, the prestigious Scarisbrick Hall School provides high-achieving independent education from nursery through to sixth form.









PROPERTY  
INFORMATION

**Tenure:** Freehold with vacant possession.

**Services:** Mains gas, Electric, Mains water, Septic tank, Central heating, Solar panels, Superfast Broadband (estimated), Alarm, Security lighting.

**EPC:** C

**Council Tax Band:** F

**Flood Risk:**

Rivers & Seas: very low

Surface water: very low

**Local Authority:**

West Lancashire Borough Council,  
Tel 01695 577177

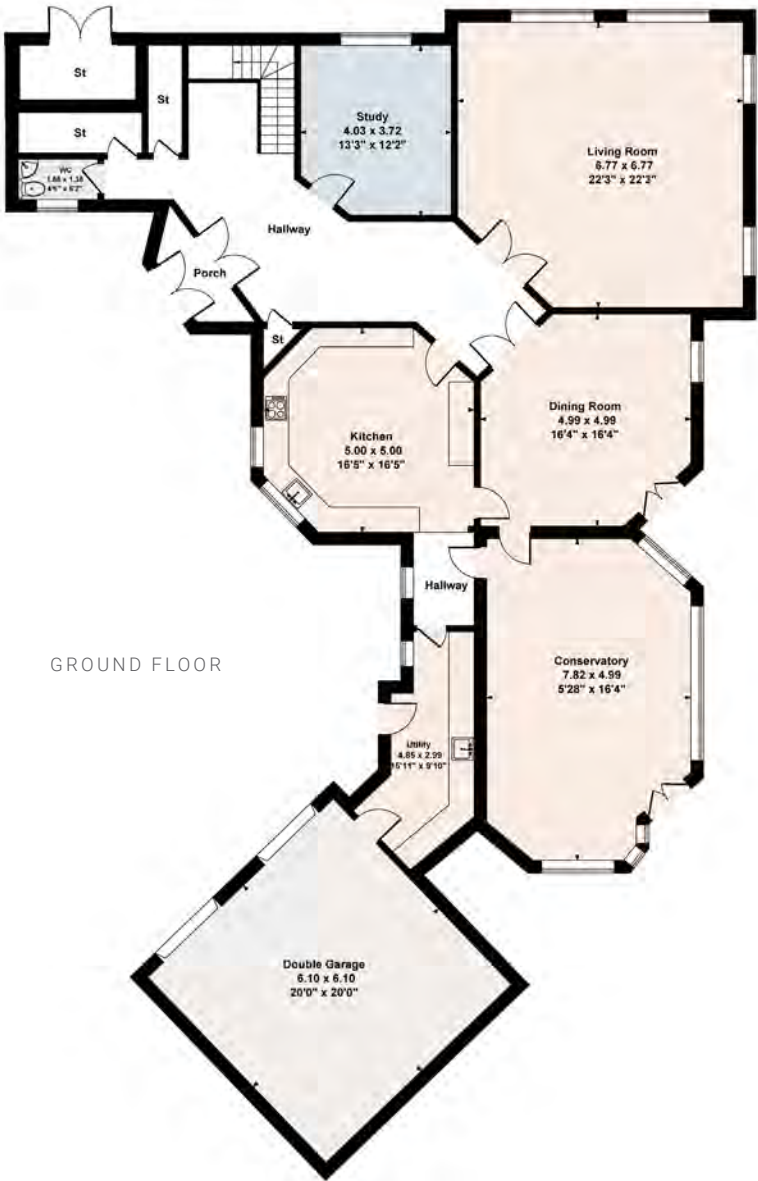
**Viewing:** Strictly by appointment  
with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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FIRST FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



LUXURY HOMES DESERVE  
EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

KARL ORMEROD

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