

FOR SALE

Speakmans Farm, Blythe Lane, Lathom, L40 5UA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Speakmans Farm, Blythe Lane, Lathom, L40 5UA

Breath taking four bed farm house set within private grounds and located in Lathom



- Superb detached farm house
- Large open plan kitchen / dining room
- Three fully fitted bathrooms
- Close to amenities / motorway links schools
- Great sized reception rooms
- Four great sized bedrooms
- Large gardens / driveway / garage
- 3182 SQ. FT.

Situated along one of Lathom's most popular lane's is this impressive, detached farmhouse set within approximately 2 acres of beautiful, landscaped gardens. Speakmans Farm is accessed through private electric gates off Blythe Lane which then take you down private driveway to the courtyard and onto this truly breath-taking family home. This outstanding property is set within some of Lancashire's most stunning countryside giving it a rural feel yet still offers good access to a range of amenities, schools, and several major motorway networks. Internally the accommodation has been exceptionally finished throughout including limestone and oak flooring, solid oak bespoke staircase, large electric AGA and two Villeroy and Boch bathrooms. The accommodation which exceeds 3100 square feet briefly comprises of centrally located entrance hallway, formal sitting room / snug located to the front with bay window, separate study / games room, full family bathroom with low level wc, sink unit and bath and then a 25 ft long formal lounge / sitting room with double doors leading out to the side garden patio area. The rear of the property houses a very large open plan kitchen dining area consisting of fitted wall, base, and drawer units, centrally located island / breakfast bar area, electric AGA, spacious dining area with two sets of patio doors leading out onto the gardens and then a fully equipped utility room. Up on the first floor the landing area opens to give access to a large master bedroom with walk in wardrobe, balcony and stunning en-suite bathroom with bath and separate shower. There are three further good-sized bedrooms and a modern fitted family shower room. Externally the property is surrounded by well maintained and landscaped garden's which are accessed through the electric gates at the front. The private driveway leads down to the court yard opening onto the property and the double detached garage with garden store/workshop and parking for in excess of 12 cars. The private gardens wrap around the property with open countryside beyond. This property would make an ideal family home given its superb location, truly stunning gardens, and deceptively spacious accommodation. Internal inspection is highly recommended.







TOTAL FLOOR AREA : 3182 sq.ft. (295.7 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.

Made with MetroPix ©2021



WIGAN OFFICE
 4-6 Library Street, Wigan
 Lancashire WN1 1NN
 01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
 8 High Street, Standish
 Wigan WN6 0HL
 01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
 5-7 Station Road, Parbold Village
 Lancashire WN8 7NU
 01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.