

**FOR SALE**

The Kenyon, 18 Lathom Park, Lathom, L40 5UP

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## The Kenyon, 18 Lathom Park, Lathom, L40 5UP

*Interesting and characterful 3 bed duplex apartment set within beautiful Lancashire countryside.*



- Duplex 3 bed apartment
- Beautiful rural setting
- Detached garage & parking
- Freshly decorated & no chain
- Set in restored historic home
- Lift access
- Set in 3.5 acres of formal gardens
- 1773 SQ.FT.

Experience a unique living space where character meets contemporary comfort in a setting of unparalleled beauty. Lathom House has a rich and fascinating history that has been recognised by English Heritage in granting the West Wing of the Original Hall a Grade II listed status. Incorporated into this stunning building, 'The Kenyon' is an interesting and characterful home that is brimming with charm and intricate design details that cater to the refined tastes of discerning homeowners. Thoughtfully arranged this three-bedroom duplex offers a staggering amount of living space that comes complete with elevator access and a breathtaking open-plan living space on the first floor where residents can soak in the expansive views of the surrounding fields, complemented by a sleek kitchen adorned with Quartz countertops. There is also a private reception hallway with cloaks, bathroom, three good sized bedrooms and two luxury ensembles to both bedrooms on the top floor. The accommodation has just been freshly painted throughout and is warmed by gas central heating. The Lathom House estate is surrounded by beautiful, rural greenbelt countryside and this exclusive estate is set in approximately 3.5 acres of well-maintained grounds including the stunning Italianate courtyard. This is all managed by the residents own management company which takes care of all gardening/grounds maintenance, TV & satellite signals into the home, buildings insurance, communal exterior lighting and external communal repairs, plus exterior painting. The estate is managed with management fees of £191.76 PCM. The apartments on offer at The West Wing are not standard properties. Not only do they enjoy a magnificent setting but they offer a unique blend of character and convenience in one of the prettiest parts of Lancashire close to Ormskirk town and Parbold village.

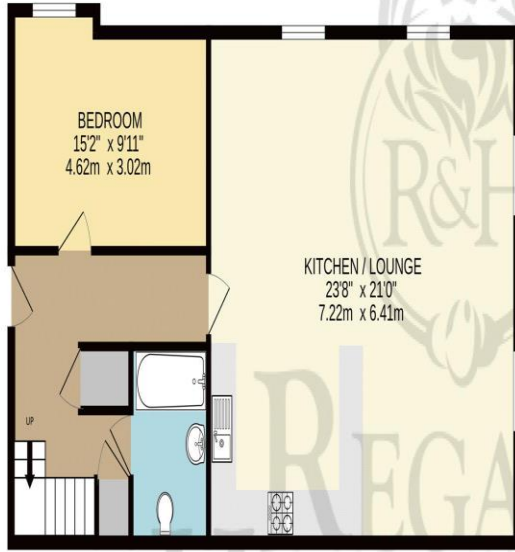
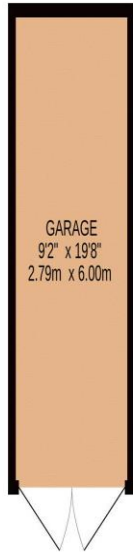




GARAGE  
188 sq.ft. (18.7 sq.m.) approx.

1ST FLOOR  
823 sq.ft. (76.4 sq.m.) approx.

2ND FLOOR  
770 sq.ft. (71.6 sq.m.) approx.

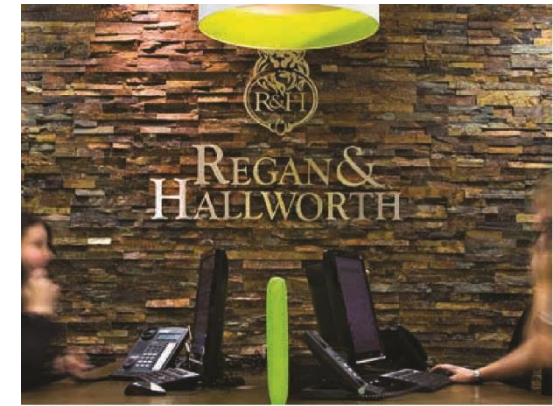


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TOTAL FLOOR AREA : 1773 sq.ft. (164.7 sq.m.) approx.

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.

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