

FOR SALE

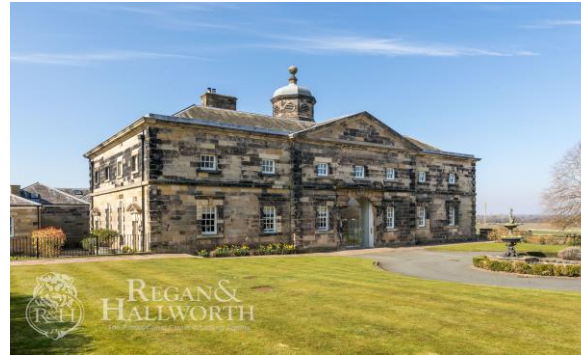
15 Lathom House, Lathom Park, Lathom, L40 5UP



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

15 Lathom House, Lathom Park, Lathom, L40 5UP

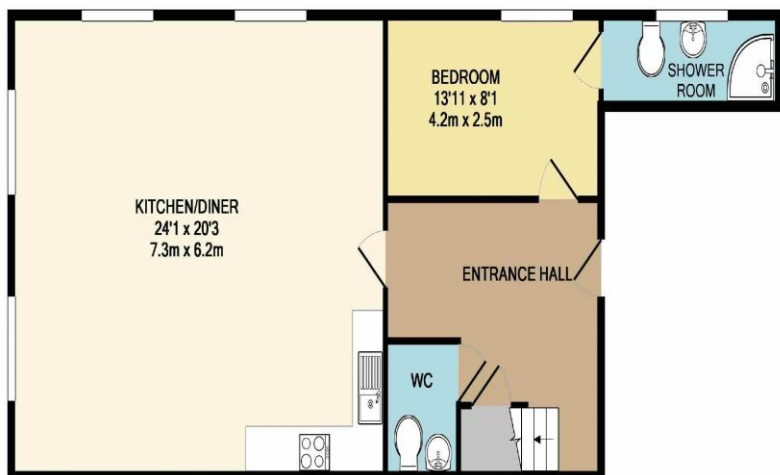
Interesting and characterful 3 bed duplex apartment set within beautiful Lancashire countryside.



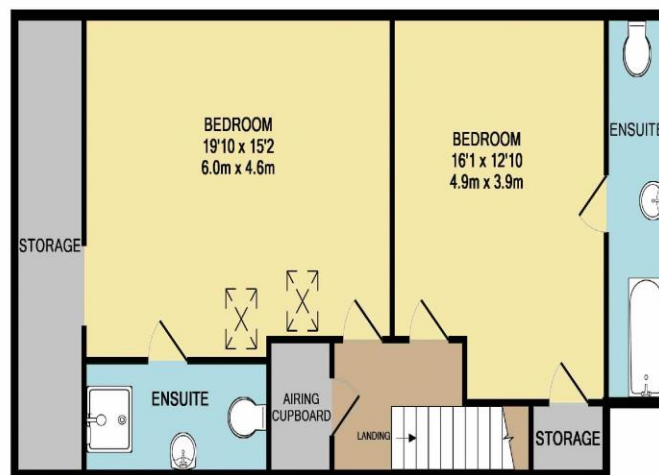
- Substantial Duplex Apartment
- Stunning rural setting
- Detached garage & parking
- Gorgeous open views
- 3 spacious bedrooms & 3 ensembles
- Gorgeous open views
- Set in 3.5 acres of formal gardens
- 1773 SQ.FT. / No chain

Set within the historic West Wing of the original Lathom Hall and enjoying breathtaking views to the front over rolling countryside, The Seacombe is a distinctive three-bedroom duplex home that effortlessly blends period charm with modern design. Recognised by English Heritage with Grade II listed status, this remarkable residence forms part of an exclusive estate nestled in some of Lancashire's most picturesque countryside. Thoughtfully arranged and beautifully finished, The Seacombe offers an exceptional amount of living space. Accessed via a characterful communal hallway with glass entrance and security intercom this first floor duplex has its own private reception hallway with cloakroom and WC and features three generously sized bedrooms, each with its own luxury en-suite. A striking open-plan living area occupies the first floor, complete with a sleek, contemporary kitchen fitted with Quartz worktops. Expansive windows offer panoramic views across open fields, creating a living experience that is both tranquil and inspiring. For added convenience, the property also benefits from elevator access and gas central heating. Set within approximately 3.5 acres of beautifully landscaped grounds, including an elegant Italianate courtyard, the estate offers a serene and secure environment. The well-maintained communal areas are managed by a residents' management company, which oversees gardening, grounds maintenance, TV and satellite provision, buildings insurance, exterior lighting, and repairs, as well as external painting. A monthly management fee of £191.76 applies. Homes within the West Wing of Lathom House are far from ordinary. They combine architectural character, modern comfort, and a truly magnificent setting — all just a short distance from the amenities of Ormskirk and the charming village of Parbold.



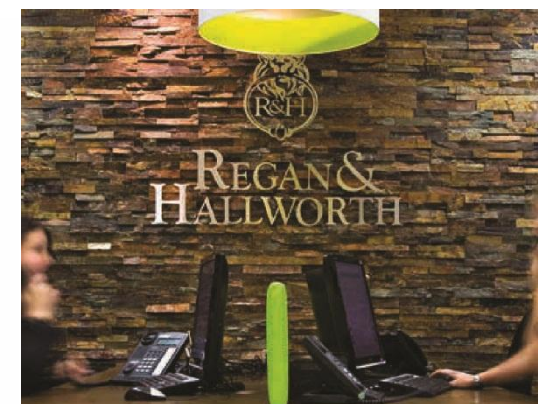


GROUND FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1649 SQ.FT. (153.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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