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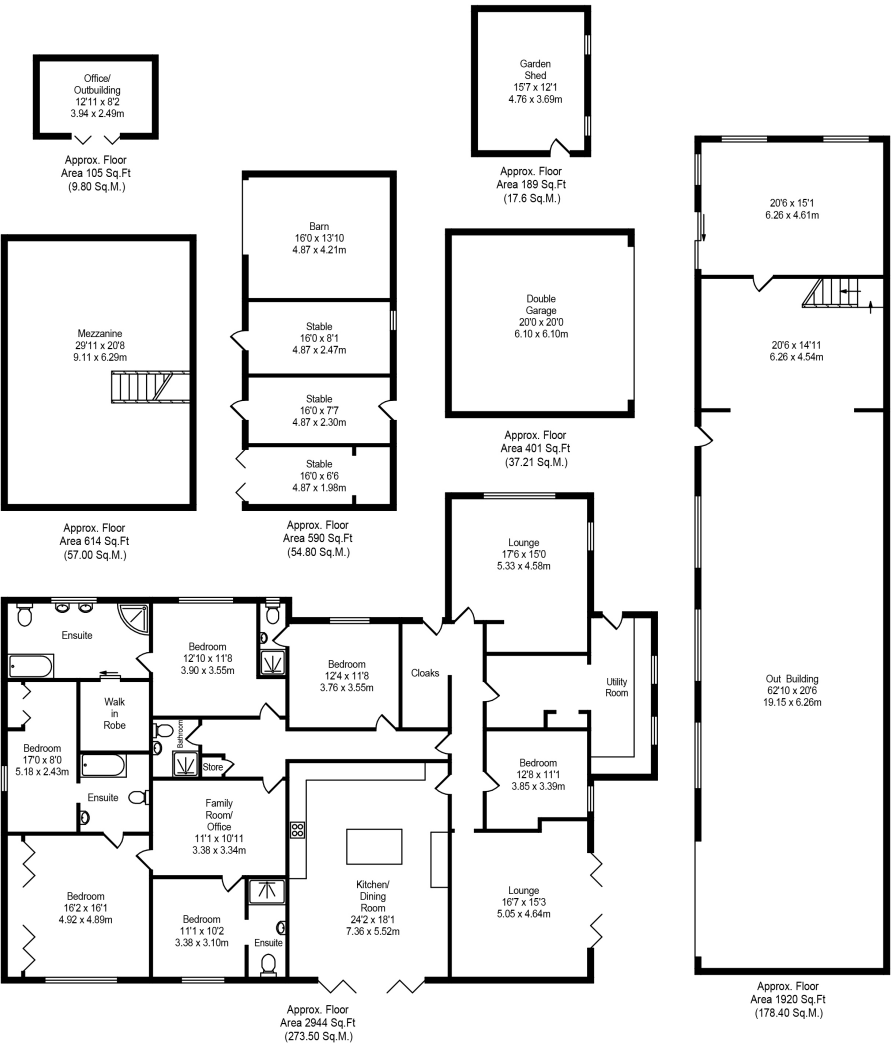
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ARNOLD & PHILLIPS
ESTATE AGENTS

Wheat Lane, Ormskirk

Total Approx. Floor Area 6763 Sq.ft. (628.31 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: F

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Wheat Lane, Lathom

A&P

Arnold & Phillips are pleased to bring to market 'The Moorings' a six/seven bedroom substantially detached true bungalow, nestled along the semi-rural Wheat Lane in Lathom, West Lancs.

This impressive and substantial true bungalow boasts an idyllic setting with stunning countryside views, making it an ideal home for larger families. The property's appeal is enhanced by its proximity to highly rated local schools, a variety of shops, and essential amenities, ensuring that everything you need is within easy reach.

Lathom is a charming district that exudes tranquillity and community spirit, making it a highly desirable location. The area benefits from excellent transport links, including easy access to major road networks and nearby public transportation options. This ensures a convenient commute to surrounding towns and cities, while still providing the peaceful retreat of country living.

Approaching the property, you are greeted by an extensive driveway capable of accommodating up to ten cars, a testament to the property's grandeur. The exterior is visually appealing with its well-maintained lawns, spacious patio terrace, and a range of outbuildings including three stables and an adjoining barn, all set within approximately two acres of land and a paddock. This outdoor space provides ample room for recreation and equestrian activities, further enhancing its unique appeal.

Upon entering the ground floor, you are welcomed into three generously sized reception rooms, each offering a blend of comfort and elegance, perfect for entertaining guests or enjoying family time. The spacious kitchen is well-appointed with modern appliances, offering a functional and stylish space for culinary endeavours. Additional features on the ground floor include a cloakroom and a convenient WC, adding to the property's practicality. Integrated annexe and blended living possibilities are apparent through this impressive property.

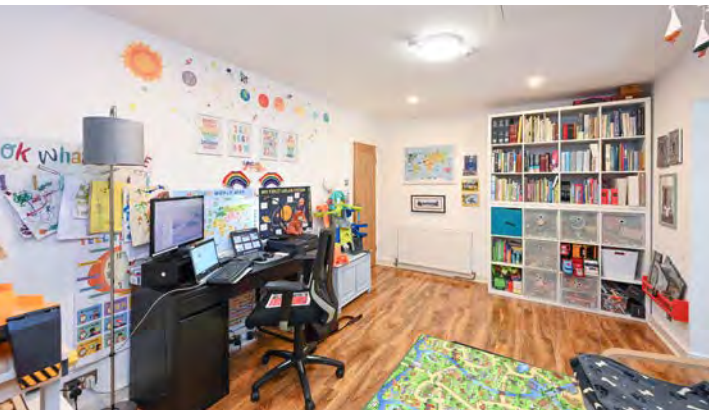
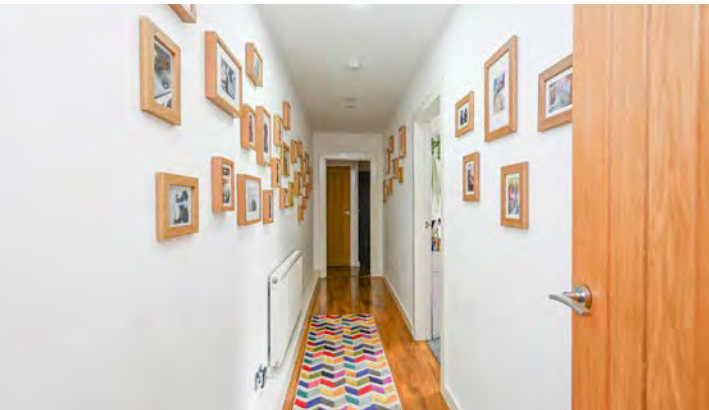
The property comprises six/seven bedrooms, providing ample accommodation for a large family. The master bedroom is particularly noteworthy, featuring an ensuite bathroom and a walk-in wardrobe, offering a private retreat within the home. The other bedrooms are spacious and versatile, with some providing ensuite facilities and a well-appointed family bathroom to serve the remaining rooms.

The garden is a true highlight of the property, with its expansive lawns, spacious patio terrace, and well-maintained landscaping. The outbuildings, including stables, add to the property's charm and functionality, making it perfect for those with equestrian interests or those seeking additional storage or workspace. The garden's layout offers numerous possibilities for outdoor activities and relaxation.

Owning this exceptional property brings numerous benefits, from the expansive living space to the extensive outdoor areas. It promises a lifestyle of comfort and luxury, with the added advantage of a peaceful, semi-rural setting. This home is truly a rare find, offering the best of both worlds – serene country living with easy access to modern conveniences.

Extending to an impressive 6,763 square feet internal inspection is highly advised. Our dedicated team is ready to assist you with any queries and guide you through the process of making this stunning property your new home.





KEY FEATURES

Impressive Detached True Bungalow

Six/Seven Bedrooms

Circa 6763 Square Feet

Beautiful Modern Kitchen

Approx. 2 Acre Plot

Expansive Lawns

Stables & Paddock

Extensive Driveway

Semi-Rural Location



