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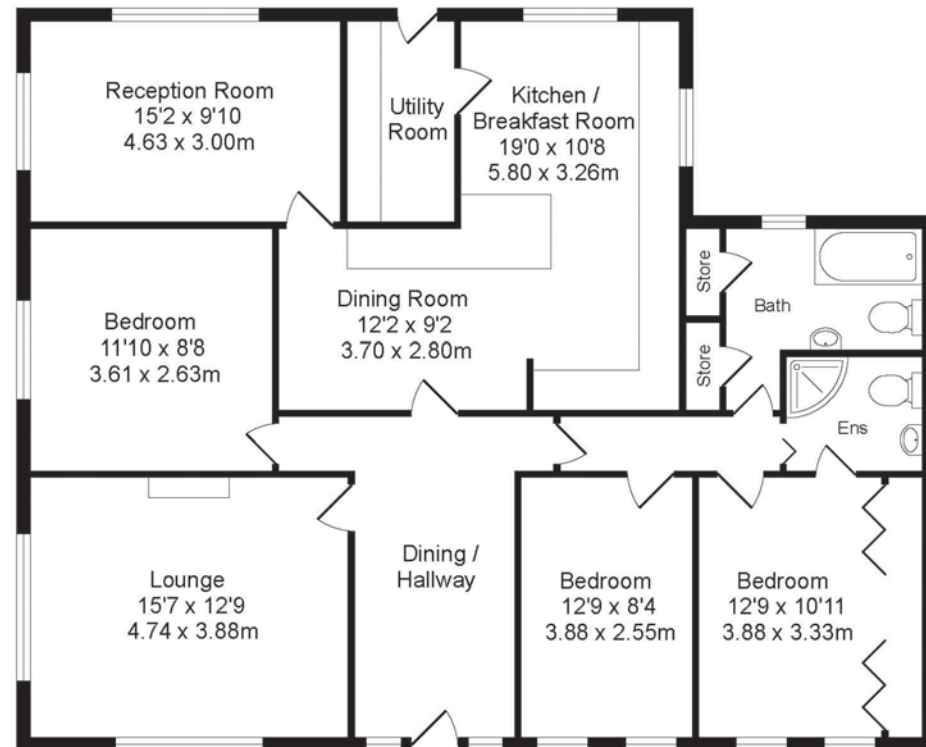
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ARNOLD & PHILLIPS
ESTATE AGENTS

Vale Lane, Lathom

Total Approx. Floor Area 1410 Sq.ft. (131.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 1410 Sq.Ft (131.0 Sq.M.)

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

Vale Lane, Lathom

A&P

Arnold and Phillips are delighted to present 'Cobbs Dell' a stunning three-bedroom detached true bungalow set within an exceptionally private and generous plot along the sought-after Vale Lane in Lathom, West Lancashire. This beautifully renovated home offers a rare opportunity to acquire a property that perfectly balances contemporary styling with the tranquillity of its semi-rural surroundings, positioned along the banks of the River Tawd and enveloped by a picturesque woodland backdrop.

Approached via a private driveway, the property is set well back from the lane, providing a real sense of seclusion. The extensive off-road parking ensures plenty of space for multiple vehicles, making it a practical choice for families or those who regularly entertain. The well-maintained wraparound gardens immediately impress, offering a mix of manicured lawns, mature planting, and thoughtfully placed seating areas that allow homeowners to enjoy different aspects of the setting throughout the day.

Stepping inside, the home continues to impress with its high-end finish and considered layout. Two dedicated living rooms provide distinct spaces for relaxation and socialising. The main lounge is centred around a sleek contemporary feature fireplace, creating a stylish yet welcoming atmosphere, while large windows frame the scenic views beyond. The second reception room offers flexibility, whether as a more formal sitting area, a cosy snug, or even a home office for those requiring dedicated workspace.

The heart of the home is the stunning open-plan family dining kitchen, which has been comprehensively fitted with a selection of newly installed wall, base, and tower units. Premium work surfaces provide an elegant contrast, while high-end integrated appliances ensure practicality without compromising on aesthetics. A feature breakfast bar offers an informal space for morning coffee or casual dining, seamlessly connecting to the adjoining dining area, which easily accommodates a large table for family meals or entertaining guests.

All three bedrooms are generously proportioned double rooms, neutrally decorated to complement the home's modern finish. Integrated wardrobes maximise storage without encroaching on floor space, allowing each room to feel spacious and uncluttered. The main bedroom benefits from an opulent en-suite bathroom, complete with contemporary fittings and a luxurious design. The remaining two bedrooms are well served by a modern family bathroom, fitted with a bath and overhead shower, WC, and a stylish vanity wash basin, all enhanced by a sophisticated tiled finish.

The rear garden is a true highlight of this exceptional home. Rolling lawns lead towards a beautiful woodland backdrop, providing a peaceful and private setting that few properties can offer. A beautifully finished patio terrace extends from the rear of the house, offering the perfect space for outdoor dining and entertaining, whether enjoying a quiet evening or hosting larger gatherings. The carefully maintained landscaping enhances the natural beauty of the surroundings while ensuring a manageable and functional outdoor space.

Vale Lane is well known for its collection of unique and characterful homes, offering a prestigious yet welcoming community. Despite its tranquil setting, the property is conveniently located for easy access to local amenities. Ormskirk town centre is just a short drive away, providing a wide selection of supermarkets, independent retailers, and popular restaurants. Well-regarded schools are within easy reach, making this an excellent choice for families, while transport links, including nearby railway stations and motorway connections, ensure effortless travel to Liverpool, Manchester, and beyond.

With its free-flowing layout, premium finish, and idyllic surroundings, 'Cobbs Dell' represents a rare opportunity to acquire a high-specification home in one of West Lancashire's most desirable locations. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.





KEY FEATURES

Stunning Detached True Bungalow

Three Bedrooms

Circa 1410 Square Feet

Premium Open-Plan Dining Kitchen

Peaceful and Private Rear Garden

Beautiful Woodland Backdrop

Driveway Parking

Tranquil Semi-Rural Setting



