

Image House Farm, Sandy Lane, Lathom

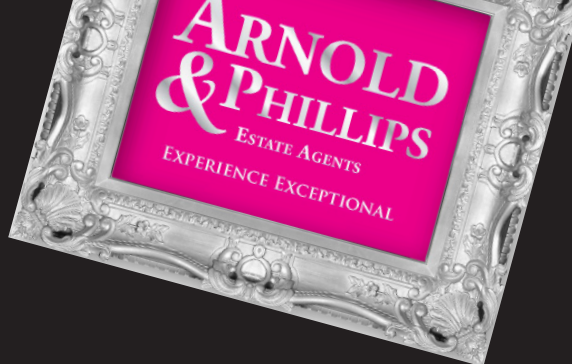
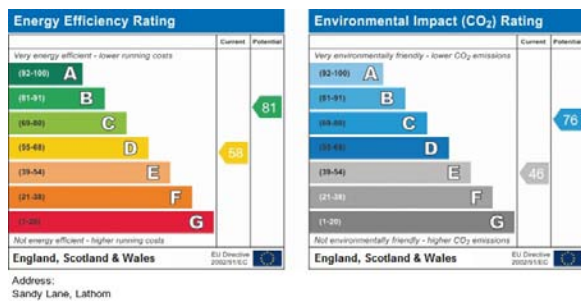
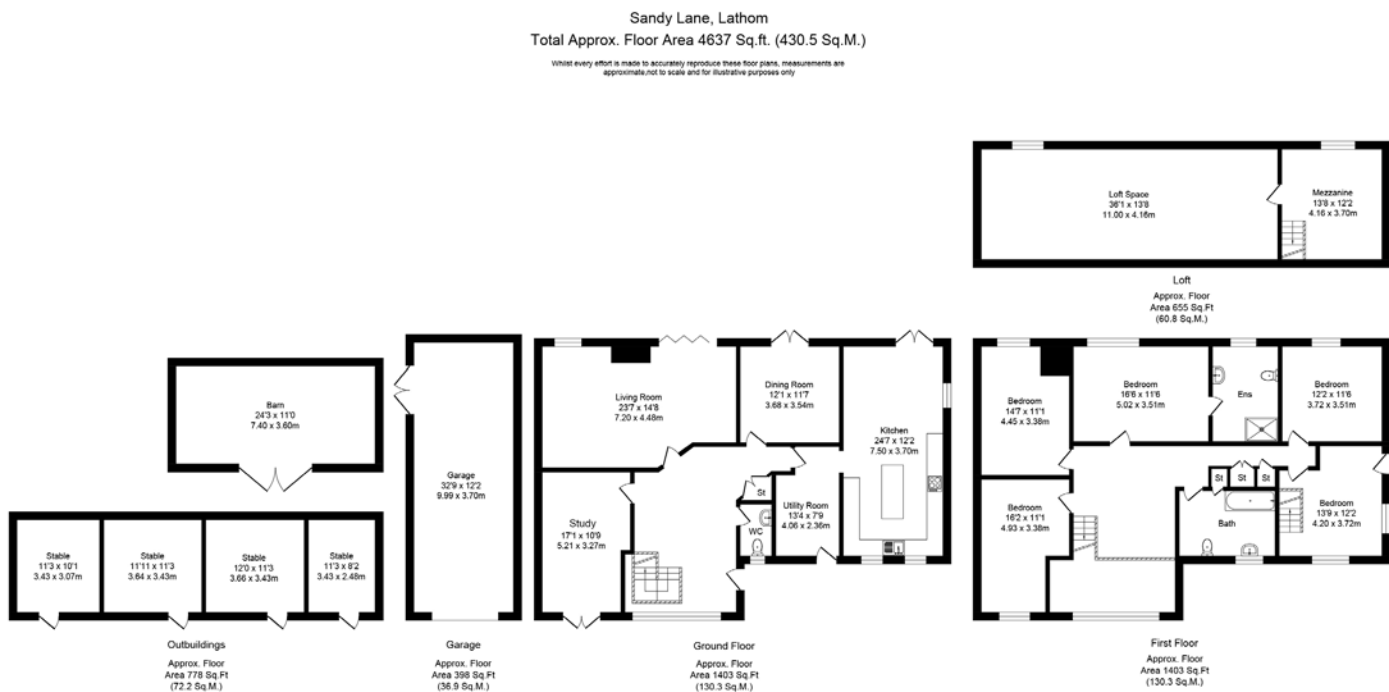
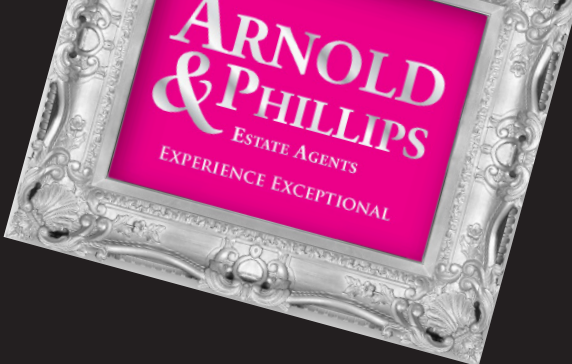


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Asking Price £1,195,000

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Image House Farm is a lovingly converted barn just outside Ormskirk, it is a beautiful and spacious, five bedroom home that affords truly stunning architecture and craftsmanship to admire. The homes raw-edged simplicity and subtle opulence combine to create a warm and luxurious place to live and its enduring elements like simplicity, tactility, material honesty and neutral colour palette evoke the calming aspects of the nature that surrounds it.

The property rests along a quiet country lane, tucked away amongst 3.5 acres of pristine land and gardens, with paddocks and stables, the setting is gloriously rural, yet only 2.2 miles to Ormskirk which is both practical and convenient for travel and access to amenities. Whether it's the architecture or peaceful countryside location that you love, this rustic retreat, packed with character and original features should please the most avid of barn conversion fans.

The accommodation has been finished with attention to detail throughout with high quality fixtures and fittings together with tasteful decor, the light filled living areas are warm and inviting with rooms as perfect for entertaining as they are for everyday family living. Highlights of the home's 3461 square feet of living space include a grand reception hallway with a huge barn window and a gorgeous oak staircase, a breath taking lounge which features a cosy wood burning stove and bi-folding doors out into the gardens, and a dining room which is just perfect for formal entertaining. A sitting room makes a great second lounge which could also be utilised as a home office if so required and the 24' family dining kitchen provides wonderful family space with a sitting area and ample room to dine, this beautiful room is the real heart of the home with French doors to the gardens and a bespoke hand crafted kitchen affording an array of units, granite tops, a centre island, breakfast bar and integrated appliances. The ground floor living areas are rounded off with a practical utility room, and a handy downstairs cloak/WC.

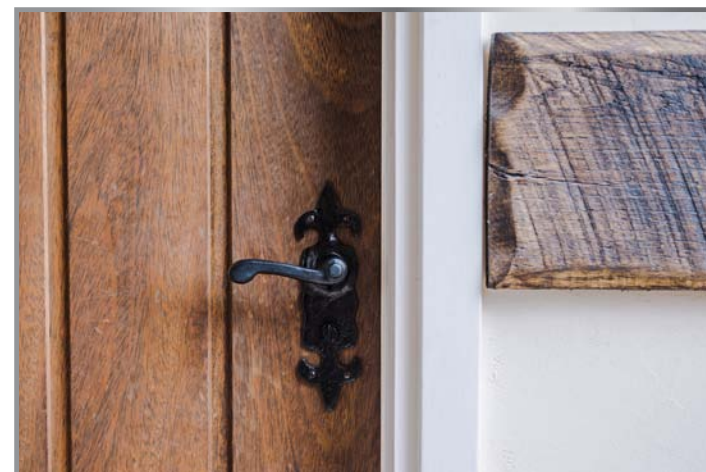
On the first floor, a large gallery landing gives way to five beautiful double bedrooms, with the master suite taking full advantage of the gorgeous views over the land and gardens and complemented by a three piece en-suite shower room. The four further bedrooms are served by a three piece family bathroom, with the second bedroom having a feature mezzanine level and a loft room which provides potential for additional living space.

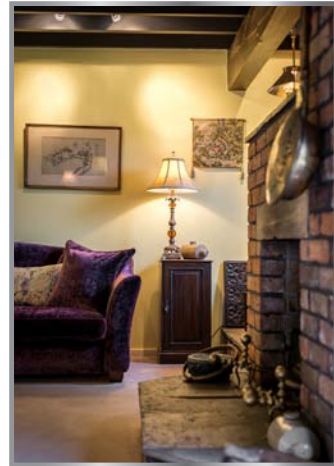
Externally, the property is accessed via gated entrance to a gravel driveway and forecourt parking area with a 32' detached garage. There are gardens to the front and rear which are perfectly kept with neat lawns and planted borders. The property is totally private and the rear garden benefits from sunny Southerly aspects with a large paved patio area for outdoor dining and entertaining. The adjoining land extends to around 3.5 acres to include two paddocks, a three bay stable block, tack room and a detached barn for storage.

The location is extremely desirable and, although rural, the property is in the area amongst other prestige country homes. Ormskirk Golf Club is within walking distance and the bustling market town of Ormskirk is just a short drive, as is Burscough, both of which provide railway access to Liverpool, Manchester and the wider region. The M58 motorway is also on hand as are a number of highly regarded local schools.

This is your chance to live the good life; beautiful countryside, big skies and pastel sunsets - this tucked away gem has it all, think rural pursuits, walking, riding and relaxing, the perfect setting to while away a lazy Lancastrian evening and drift off to sleep at the end of the day with the soft soothing sound of a hooting barn owl in the distance.









ELEGANTLY *appointed...*

RUSTIC & *refined...*

