



Maria B Evans Estate Agents Limited

The Bungalow, Lathom Park, Lathom, L40 5UP

Asking price of £1,500,000



- Set within the historic Lathom House parkland
- Stone-built, detached two-storey residence
- Refurbished to a finely archetypical specification
- Exquisitely presented accommodation throughout
- Impressive, full-height entrance hallway
- Generously spacious, triple aspect drawing room
- Delightful dining room overlooking walled garden
- Superb and spacious games room with bar area
- Exceptional living-dining-kitchen with stone flooring
- Beautifully-appointed living room with log burner
- Splendid, bespoke two-tone hand-made kitchen
- Light and airy dining area with complementary dresser
- First floor lounge area set on the galleried landing
- Five double bedrooms – two with luxury en suites
- Chic, contemporary style three-piece family bathroom
- Private road to pebbled approach with extensive parking
- Set in a substantial plot with paddock and single stable
- Surrounded by immaculately landscaped formal gardens
- Stunning pastoral aspects over woodland and meadows
- Easy access to road and rail commuter transport link

Immaculately offered, this stunning residence has been totally refurbished by the current owners to provide an exquisite home, set in a substantial plot offering complete privacy and seclusion yet close to myriad amenities. Named “The Bungalow” yet set over two floors, the elegant accommodation briefly comprises an impressive hallway with four formal reception rooms off, an exceptional living-dining-kitchen with Corinthian hand-made cabinetry, five double bedrooms to the first floor – two with luxurious en suite facilities – and a chic family bathroom.

A broad, mullion-set, solid timber door with fanlight, two side windows and a stone edged feature circular window above, opens into the impressive hallway having a galleried landing overlooking the area. Replicating its historic neighbour for elegance, the interior décor has been thoughtfully considered and exquisitely presented throughout. The hallway is lit by a chandelier point and two wall lights, warmed by a traditional style radiator and the oak flooring continues beyond an oak framed opening into the inner hallway and the principal accommodation of the dining room, lounge and games room.



To the side of the hall, there is a boot room with fitted coat stand and basket-drawers. The exposed brick flooring also gives way to the cloakroom with opaque window and two-piece white suite with subway splash tiling and a chrome heated towel rail.

A second oak beamed opening gives way to the charming dining room which has, two windows to the rear, a chandelier point over the table space and four wall lights for evening ambience.



A further opening from the inner hall gives way to the generously spacious, triple aspect drawing room having a window to the side, two windows to the rear and French doors to the side and rear. This delightful room features a stone flagged hearth with exposed oak beam over the ingle fireplace which houses a log burning stove with a wood store alongside. A wall mounted television point is sited above and there are three traditional style radiators to warm in chillier times.



The games room/bar has a window and French doors to the rear garden. Two traditional style radiators warm the room and there is recessed down-lighting and an industrial-style pendant light with three lanterns over the pool table space. In addition, three pendant lights are suspended above the marble-topped bar which stands proud of the stainless-steel units with inset sink and mixer tap whilst beyond is a marble counter with integrated drinks chiller, fridge, freezer and glass shelves.



A beamed opening gives way into the exceptional living dining kitchen with stone flagged flooring continuing through each. The living room has two windows to the rear, exposed ceiling beams and rafters, and an eye-catching brick-back fireplace of granite hearth with a Firefox log burning stove and beam over. A television point sits to the side, there are three traditional style radiators and a central pendant light.



The library-style inner hallway with bookshelves leads through to the dining kitchen area where five lengthy, mullion-set, Georgian style windows overlook the front plus two windows to the side whilst, for evening time, there are recessed downlights and a pendant light over the table space.

An excellent range of Corinthian bespoke, hand-made, two-tone grey cabinets surround and incorporate drawers, a canopy niche for the four-oven Aga range cooker and inset extractor fan, a breakfast bar island plus an oak lined larder with integrated microwave oven, and a dresser in the dining room with display shelves. The purple and grey melange granite work surfaces blend perfectly and, within the island, have a white inset porcelain twin-bowl sink unit with lever-style swan-neck mixer tap and the boiling water tap over, and there is an automatic dishwasher alongside.



The utility room has a window and stable-style door to the rear and is lit by a wall light and fitted with kitchen complimentary cabinets with an inset porcelain sink unit. A door opens to the boiler room which houses the wall mounted Worcester Bosch boiler, hot water cylinder tank and pressure unit, and the electricity consumer board.



The painted spindle staircase rises and turns to the first-floor landing where there is a superb lounge area having two radiators, recessed downlights, a window to the rear and exposed ceiling beams.



The master bedroom has a window to the side and two Velux windows to the rear, recessed downlights, two traditional style radiators and a television point. The en suite is tiled in the palest grey with a white suite comprising a wall mounted wash hand basin with waterfall tap, back-to-wall WC, and a walk-through wet room style, shower with rainfall and hand attachments.



Bedroom two has a window to the rear, pendant light and recessed downlights. There are eaves storage cupboards and the fitted wardrobes are painted in Stiffkey-blue. This good-sized room has an adjacent en suite which is tiled to splash areas, has an oak floor, recessed downlights, extractor fan and a chrome ladder-style heated towel rail. The three-piece white suite comprises a wall-mounted wash hand basin and waterfall tap, a wall mounted WC, and a shower cubicle with sprinkler and hand shower.



Triple aspect bedroom has Velux windows to the front, rear and side, recessed down-lighting, a pendant light and a traditional style radiator. There are storage cupboards, a wall mounted television point and fitted wardrobes to one wall. A glass panel in the wall also borrows a little light from bedroom four.



Bedroom four has a Velux window to the front, a pendant light, a traditional radiator and the double room also has an inset glass panel.

Bedroom five has a window to the side, radiator, recessed downlights and is fitted with a range of wardrobes having handle-less doors to one wall.

Family bathroom has a Velux window to the front and subway wall tiling to dado height plus coordinating floor tiling. Lit by a pendant light, three-piece white suite has a wall mounted wash hand basin with mirror over and lever style mixer tap, a back-to-wall WC and a bathtub with wall mounted lever taps over, and there is a vertical tube radiator for warmth.



The property is approached via a private driveway, through a five-barred gate to a pebble approach with stone flagged frontage to the entrance door and having a stone wall-edged raised island borders with box hedging. Beautifully concealed by a variety of mature trees, a lone birch tree stands alongside the York stone-built rockery with central lily pond and waterfall. A low, timber single gate and timber double gates opens to the rear walled garden which is laid to lawn with a stepping stone path and raised sleeper-edged vegetable beds, raised box-tree and acer planting, and a slate-roofed log store.



A tall timber latch gate opens to the extensive, stone-flagged patio garden to the side with raised borders of box-hedging to the perimeter. A superb feature of the area is the brick-built outdoor kitchen area set beneath a slate tiled roof and having a stone-built island with leathered-granite work-top and table space and having storage cabinets below. There is an integrated fridge and other facilities include a Beefeater Discovery gas barbecue, a Kamadojoe ceramic grill and a pizza oven.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is G

The property is served by septic tank

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.