



Sutch Lane, Lathom

Ormskirk

Guide Price £300,000

# 24 Sutch Lane

Lathom, Ormskirk

Charming detached stone cottage with original features, 1970s extension, mature gardens, countryside views, and huge potential for modernisation. Unique rural setting beside the railway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

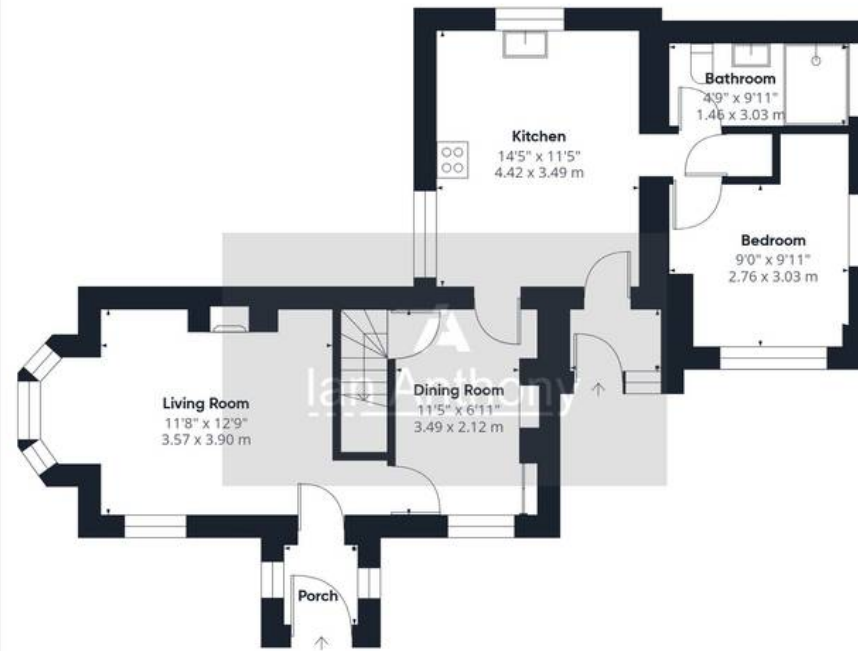
- Charming detached stone-built cottage occupying a generous plot
- Attractive stone frontage with original character features and traditional entrance door
- Stunning countryside views across open fields and rural surroundings
- Exciting opportunity to modernise and create a bespoke family home
- Mature gardens with lawns, seating areas, established hedging and trees
- Unique setting ideal for railway enthusiasts and country living enthusiasts alike
- 1970s-style extension offering excellent scope for remodelling
- Useful Large Cellar Space







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1085 ft<sup>2</sup>

100.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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