BRIGHOUSE
WOLFF

The Croppers Hall Lane, Lathom, Lancashire L40 5UG

Reduced To £600,000

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A once in a lifetime opportunity to purchase this sprawling Grade 2 listed three storey detached former Farm House, which is set on a stunning semi-rural plot of just over one acre of land.

Offered for sale with No Chain Delay and Set upon Hall Lane in Lathom, the property enjoys a very sought after location whilst being situated within easy access to a variety of amenities. Ormskirk & Burscough with their associated amenities are both situated within a short drive as are well renowned local restaurants, shops, bistros' and bars.

Access to the Motorway Network M58 / M57 is situated at nearby Bickerstaffe, whilst Ormskirk town centre and it's variety of supermarkets, shops, restaurants and bars are also set within a short drive.

Edge Hill University, canal and countryside walks, Ormskirk Hospital amongst other amenities are all located locally.

Please contact us to arrange a convenient time to view and avoid the disappointment of missing out.

ROOM DIMENSIONS

LOWER GROUND FLOOR

GROUND FLOOR

HALLWAY
8'3" x 6'3" (2.52 x 1.93)

LOUNGE
13'9" x 12'1" (4.21 x 3.69)

LIVING ROOM
14'4" x 14'1" (4.38 x 4.31)

DINING ROOM
18'2" x 14'7" (5.55 x 4.45)

KITCHEN
16'10" x 14'2" max (5.15 x 4.34 max)

WORK ROOM
15'7" x 11'9" (4.77 x 3.60)

WORK ROOM
15'1" x 14'3" (4.62 x 4.36)

ROOM
15'8" x 8'9" (4.80 x 2.67)

FIRST FLOOR

STAIRS & LANDING

BEDROOM REAR
14'5" x 14'1" (4.41 x 4.31)

BEDROOM FRONT
14'1" x 11'11" (4.31 x 3.65)

BATHROOM

W.C.

SECOND FLOOR

STAIRS & LANDING

BEDROOM REAR
14'6" x 13'0" (4.44 x 3.98)

BEDROOM FRONT
12'9" x 11'7" (3.89 x 3.54)

EXTERIOR

DOUBLE GARAGE & OUTBUILDINGS

GARDENS & LAND
The entire plot extends to approx. 1.07 acres and consists of gardens to all elevations.

MATERIAL INFORMATION

PROBATE
At time of marketing, probate is ongoing. Please speak to the agent for further information.

TENURE
Freehold

LISTING
Historic England Entry Number: 1220686

MOBILE & BROADBAND
Mobile Signal: Good Outdoor.

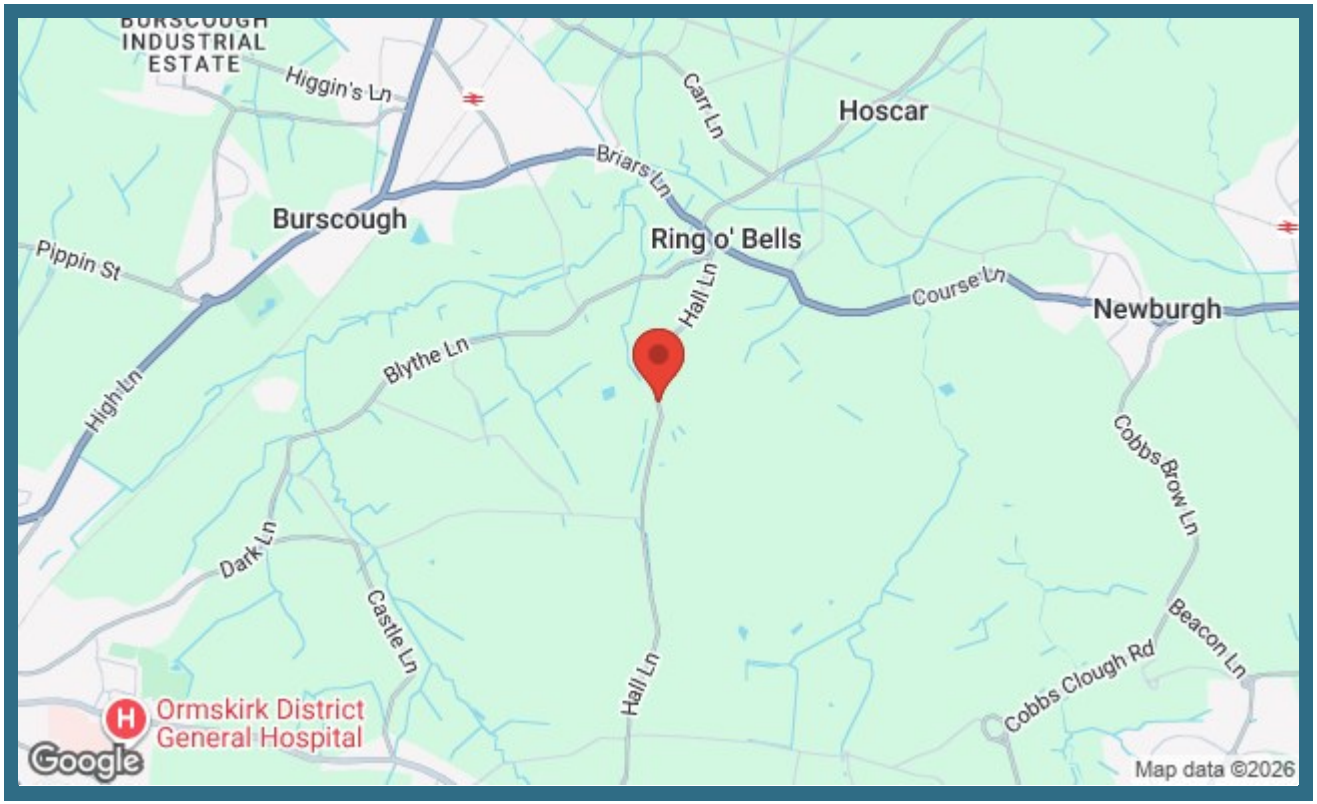
Broadband: Ultrafast - Highest available download speed: 1800 Mbps
Highest available upload speed220 Mbps

COUNCIL TAX
West Lancs. Council 2025/26.

Band: F
Charge: £3,411.97

CONSTRUCTION
Handmade red brick in Flemish bond, with sandstone dressings and stone slate roof. Two-unit transitional double-depth plan with shallow stair-turret to rear, and extensions to left end. Two storeys and attic, 2 windows; with a rendered stone plinth and a 2-course band over the ground floor; tall casement windows on both floors, of 3 lights at ground floor and 2 lights above, all with small panes, raised sills and narrow rectangular lintels. Gable chimneys. (Historic England).

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

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GROUND FLOOR
2133 sq.ft. (198.2 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.

2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

TOTAL FLOOR AREA : 3029 sq.ft. (281.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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