



BerkeleyShaw
REAL ESTATE

9 Lathom House Lathom Park, Ormskirk, L40 5UP

Offers Over £575,000

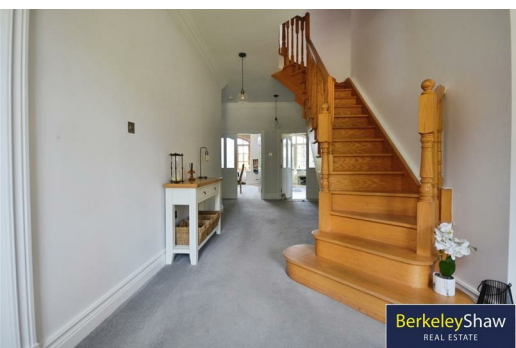
Berkeley Shaw Real Estate present this 4-bedroom cottage within the historic Lathom Park estate. Built in 2002 in line with English Heritage requirements and associated with Lathom House, which handled warhorses in WW1, the property combines an immaculate modern specification with a setting of historical significance.

Presented in immaculate condition, the property provides two reception rooms and one kitchen with a separate utility room, offering defined spaces for both day-to-day living and entertaining. The accommodation includes four bathrooms in total: a master bedroom with dressing room and ensuite, a further bedroom with its own ensuite, a family bathroom and a separate WC. The property holds an EPC rating of C and falls within Council Tax Band G.

Lathom Park lies on the outskirts of Ormskirk, giving convenient access to the town's amenities, including supermarkets, independent shops, cafés and restaurants. Taylor's farm shop and Warebreck Garden Centre are both nearby, offering fresh local produce, plants and homeware.

Ormskirk railway station provides services to Liverpool and Preston, offering convenient routes for commuting and leisure. Typical journey times are around 30–40 minutes to central Liverpool and approximately 30 minutes to Preston, subject to timetable variations. Local bus services from Ormskirk connect surrounding villages and key points within the town.

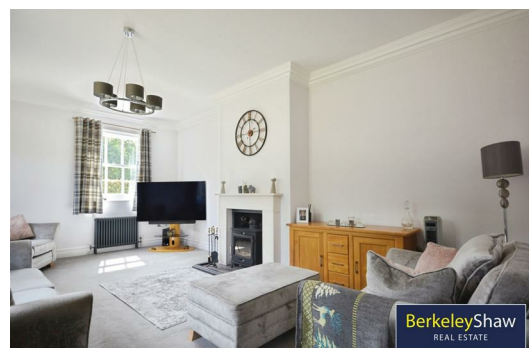
The wider locality includes schools, supermarkets, medical facilities, and a range of cafés, pubs, and restaurants. Road links connect Lathom Park to the wider West Lancashire area and beyond, with access to regional employment centres and coastal destinations by car.



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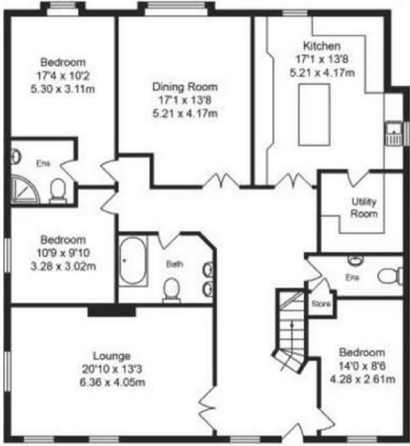
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales EU Directive 2002/91/EC		

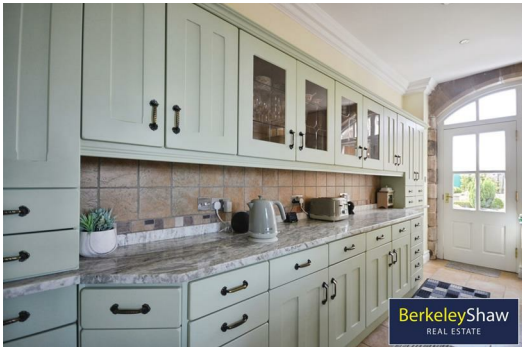
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor
Approx. Floor
Area 1733 Sq Ft
(161.0 Sq M.)



Top Floor
Approx. Floor
Area 602 Sq Ft
(56.0 Sq M.)



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

