

exp[®]

LUXURY



4 TOP LOCKS,
WHEAT LANE,
LATHOM, L40 4BF

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TOTAL APPROX. FLOOR AREA 1,905 SQ FT

CANAL VIEWS, FIRESIDE EVENINGS AND THE TOWPATH ON YOUR DOORSTEP. THIS RECONFIGURED SEMI-DETACHED COTTAGE PAIRS THE CHARACTER OF ITS TOP LOCKS SETTING WITH GENEROUS, FLEXIBLE LIVING SPACE, A CAREFULLY CONSIDERED MODERN FINISH AND THE COMFORT OF UNDERFLOOR HEATING POWERED BY AN AIR SOURCE HEAT PUMP.



SCAN TO
VIEW OUR
VIDEO TOUR.

DRIVING DISTANCES

- BURSCOUGH: 4 MINS
- ORMSKIRK: 15 MINS
- NEAREST TRAIN STATIONS: 5 MINS
- TAYLORS FARM SHOP: 6 MINS
- THE SHIP AT LATHOM: 1-MIN WALK
- BURSCOUGH RETAIL PARK: 9 MINS
- ORMSKIRK GOLF CLUB: 10 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- MANCHESTER CITY CENTRE: 1 HOUR
- M58: 13 MINS
- M6: 18 MINS

ACCOMMODATION IN BRIEF

- MODERN KITCHEN
- DINING ROOM
- LOUNGE
- OPEN PLAN LIVING/FAMILY ROOM
- GROUND FLOOR BEDROOM
- GROUND FLOOR SHOWER ROOM
- 3 FIRST-FLOOR BEDROOMS
- FIRST-FLOOR SHOWER ROOM

OUTSIDE

- OFF ROAD PARKING FOR 2 CARS
- RAISED DECKED TERRACE TO REAR
- STONE TERRACING TO REAR
- REAR LAWN
- BASEMENT STORAGE
- FENCED AND HEDGED BOUNDARIES TO THE REAR
- EXTERNAL LIGHTING
- POWER AND WATER POINTS TO REAR



THE PROPERTY

Dating back to 1797, 4 Top Locks sits beside the locks on the Leeds and Liverpool Canal at Lathom. This four-bedroom home enjoys a setting that becomes part of everyday life. Boats pass close by, the towpath invites an evening walk, and The Ship at Lathom sits just across the canal.

The house has been thoughtfully reconfigured and designed for modern living while retaining the details that give it character. Underfloor heating has been installed on both residential floors, and a £10,000 flooring allowance allows the buyer to choose the final floor finishes.

GROUND FLOOR

The entrance portico leads through the secure front door into the Shaker-style kitchen. Timber worktops, a Belfast sink and exposed beams give the room its character, while an induction hob with concealed extractor, oven, compact dishwasher and fridge-freezer provide the practical details. French doors open onto the private decked terrace and rear garden.

A two-sided brick fireplace opening separates the kitchen from the adjoining dining area without closing off the space. The dining area has room for a generous table and sits at the centre of the ground floor, linking the kitchen with the rooms beyond. The fireplace offers provision for a log burner, subject to the appropriate checks and installation.

A couple of stone steps rise to the sitting room, where windows look towards the canal and a stone fireplace adds character. This second fireplace also offers provision for a log burner; no stove is currently installed.





Steps from the dining area lead down to the open-plan family room at the rear. Bi-fold doors stretch across one side of the room, opening onto the terrace and garden, while roof windows bring in additional natural light. There is plenty of space for a second sitting area, a place for children to play or a room to gather with friends.

Alongside the family room, a double bedroom with French doors overlooks the rear garden. A modern shower room nearby equipped with walk-in shower, vanity basin, WC and heated towel rail, makes this part of the house especially useful for guests, an older child or anyone who would appreciate a bedroom on the ground floor.

FIRST FLOOR

Upstairs, the largest bedroom has a vaulted ceiling, exposed beams and cottage windows that bring in natural light. Two further bedrooms offer space for family, guests or a home office, all served by a modern shower room, in the same style as the ground floor; clean modern lines with a tiled walk-in shower, vanity basin and WC.

The present layout provides three bedrooms on this floor and the fourth downstairs. Buyers who need fewer bedrooms could explore the possibility of reconfiguring the first floor to two bedrooms with two bathrooms, or two bedrooms with a shower room and a dressing room, subject to design and any necessary approvals.







OUTSIDE

The rear garden has a lawn and places to sit close to the house. French doors from the kitchen open onto the decked terrace, while wide bi-fold doors connect the rear living space to the stone terrace and garden. There is also dedicated off-road parking for two cars to the side of the property.

At the front, the canal gives the cottage its distinctive outlook. Boats and barges passing through the locks bring gentle activity throughout the day, and the towpath is close at hand for a walk beside the water.

THE BASEMENT

Accessed separately from outside, the basement provides approximately 189 sq ft of useful storage. It is a welcome addition to a home with so much living space, offering somewhere to keep the things that need not occupy a bedroom or reception room.

4 Top Locks offers something difficult to find in one home: the character of a canalside cottage, the space and flexibility to suit modern life, and a setting you can enjoy every day. With walks from the doorstep, The Ship just across the water, a generous garden and two parking spaces, it is a home that offers far more than a lovely view.

PLEASE NOTE: Some images have been virtually staged to illustrate possible furnishings and floor finishes. These are illustrative and are not included in the sale. No log burners are currently installed.



ABOUT THE AREA

Life at Top Locks has a lovely rhythm: a walk beside the water, a meal at the pub across the canal, then home to the cottage. The Ship at Lathom is a very family friendly pub serving excellent food in a traditional canalside setting and has a dog-friendly room, making it a convenient stop after a walk.

Nearby Burscough provides shops, cafés and everyday amenities, with a wider choice in Ormskirk. The historic locks and canal features give this small corner of Lathom a character that is hard to reproduce elsewhere.

TRANSPORT

Burscough Junction and Burscough Bridge stations offer two useful rail routes close to home. From Burscough Junction, trains run towards Ormskirk and Preston; passengers can change at Ormskirk for Liverpool. Burscough Bridge serves Southport and the route towards Wigan and Manchester. For journeys to London, Preston and Liverpool Lime Street offer direct trains to London Euston.

By road, the A59 runs through Burscough towards Ormskirk and Liverpool in one direction and Preston in the other, with onward connections to the M58 and M6. Liverpool John Lennon and Manchester airports are both options for air travel. Local bus stops can also be found around Wheat Lane and Briars Lane.

SCHOOLS

Families have several schools close to 4 Top Locks. Burscough Village Primary School and Nursery is approximately half a mile away, while Burscough Bridge St John's Church of England Primary School is around 0.6 miles away. For secondary education, Burscough Priory Academy is approximately 0.7 miles away. For independent education, Scarisbrick Hall School offers education from the early years through to sixth form and is a short drive from the cottage. Merchant Taylors' School in Crosby offers prep, senior and sixth-form education and is a further-afield option for families willing to travel.



PROPERTY INFORMATION

Tenure:Freehold with vacant possession

Council Tax Band:

EPC Rating:

Services:Mains water, Electric, Underfloor heating throughout (via air-sourced heat pump), Superfast broadband (estimated), Double glazing. External lighting.

Local Authority: West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire, L39 2DF.

Viewing:Strictly by appointment via Karl Ormerod Tel: 07443 645157

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

4 TOP LOCKS, WHEAT LANE, LATHOM, L40 4BF TOTAL APPROX. FLOOR AREA 1,905 SQ FT



Total: 1905 sq. ft
Basement: 189 sq. ft, 1st floor: 1151 sq. ft, 2nd floor: 565 sq. ft
Excluded areas: patio: 13 sq. ft, porch: 16 sq. ft, bay window: 24 sq. ft,
Walls: 173 sq. ft

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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