

FOR SALE

4 Glovers Cottage, Ring O Bells Lane, Lathom, L40 5TE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Character Cottage - Contemporary Living - Semi rural setting

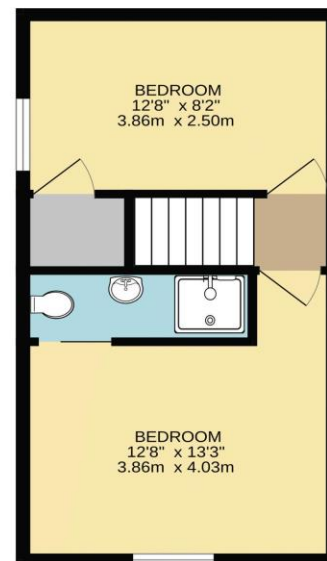
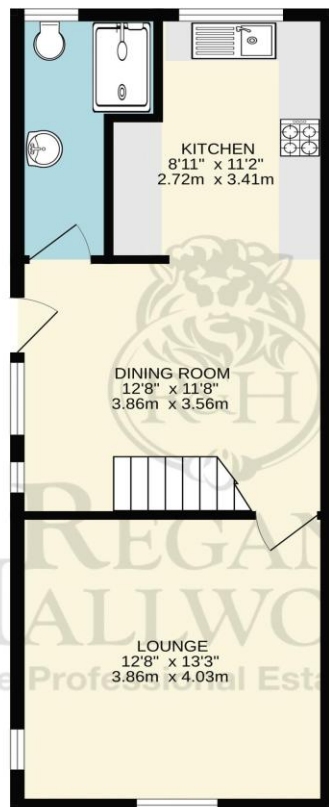
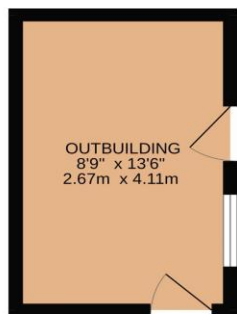


- Beautifully renovated cottage
- Large outbuilding provides storage
- Turnkey home full of character
- Off road parking & south facing garden
- Two double bedrooms & two bathrooms
- Stunning open-plan kitchen/diner
- Wood-burning stove & Quality finish
- 890 SQ.FT.

Occupying an enviable position in one of the area's prettiest settings, this beautifully renovated semi-detached cottage perfectly blends timeless character with contemporary style. Nestled near the recently refurbished Ring O' Bells and just moments from the picturesque Leeds & Liverpool Canal, the property enjoys a wonderful semi-rural lifestyle whilst remaining incredibly convenient. The vibrant heart of Burscough is just a pleasant 20-minute walk away (or only a few minutes by car), where you'll find a train station, supermarkets, independent boutiques, cafés, restaurants, traditional pubs and wine bars. Behind its charming rendered façade lies a home that has been comprehensively renovated. Stripped back to brick and refurbished throughout, the property benefits from complete rewiring, a modern electric central heating system, new plasterwork and high-quality flooring, resulting in a home that offers all the finish and efficiency of a new build whilst retaining the character and appeal of a traditional cottage. The accommodation has been designed around modern living. A cosy yet spacious lounge is centred around a feature wood-burning stove, providing the perfect place to unwind. To the rear, the home opens into a superb dining area which flows seamlessly into a sleek contemporary kitchen, creating a bright and sociable space ideal for entertaining or everyday family life. A stylish ground floor shower room adds further practicality and convenience. Upstairs, there are two generous double bedrooms, with the principal bedroom enjoying the luxury of its own contemporary en-suite bathroom. Outside, there is off road parking and an enclosed patio garden that enjoys sunny south facing aspects. A useful detached outbuilding provides excellent storage or potential as a workshop or hobby room. Beautifully renovated throughout and occupying an idyllic location near the canal and within easy reach of Burscough's vibrant village centre, this outstanding cottage offers the perfect blend of character, style and convenience. A truly turnkey home that simply must be viewed to be fully appreciated







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TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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