



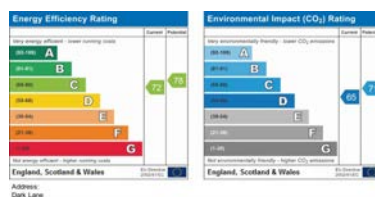
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THE LUXURY PROPERTY SPECIALISTS

Oak Cottage, Dark Lane, Lathom
Asking Price £950,000

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Occupying an enviable position along prestigious Dark Lane, this breathtaking period detached residence rests within a substantial private plot and is gloriously nestled between the bustling market town of Ormskirk and breathtaking nature. The homes elegant grandeur marries perfectly with its fine surroundings, and displays a wealth of period features and a finish of the highest standard...

This home offers far more than the just the curb appeal afforded by its handsome facade, with a vast 3642 square feet of living accommodation and a truly impressive floor plan designed for every day family living. As one would expect of a home of this period, the accommodation enjoys a real feeling of warmth and internal inspection will certainly not disappoint.

Once inside, guests are greeted by a fabulous reception hallway with its feature window seat and Amtico flooring, which immediately sets the tone for the accommodation and flows through to the homes principal reception rooms including the lounge, dining room and sitting room, each of which are bathed in natural light. The main lounge is simply stunning, affording triple aspects, floor to ceiling bi-folding doors, solid oak flooring and a grand Inglenook fireplace with a cosy wood burning stove. The formal dining room with its lovely open fire is just perfect for entertaining with floor to ceiling bi-folding doors that open through into the orangery, whilst the sitting room offers a great space in which to relax with the children and features a stone surround living flame gas fire and bespoke 'Neville Johnson' cabinetry.

The heart of this home is undoubtedly the outstanding family dining kitchen, a simply stunning room which also combines with the orangery to create a breath taking living area of over 550 square feet - finished with a centre island, Dekton & granite tops, a breakfast bar and a bespoke, hand crafted array of wall and base units. This beautiful 'Matthew Marsden' kitchen is less than 18 months old and also features an Aga and a host of quality integrated appliances including double integrated wine fridges, built in Neff dishwasher, oven and microwave, Neff induction hob & sink, Miele coffee maker & grinder, an American style fridge freezer with built in ice maker and a Belfast sink unit. This beautiful room is finished with Karndean heated flooring, floor to ceiling bi-fold doors into conservatory and an original servant bell board.

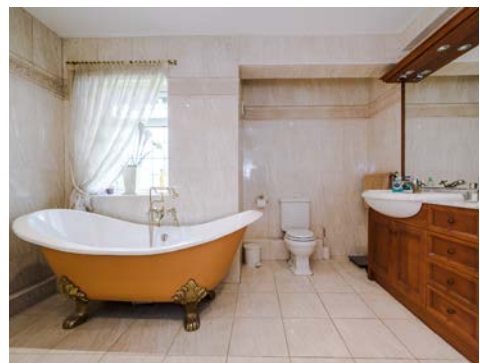
The unique and bespoke orangery/garden room was commissioned and designed by Alitex and features Italian stone floor with underfloor heating, stone windowsills. temperature/rain controlled automatic roof openers, Jim Lawrence light fittings and double doors out into the rear gardens, this wonderful addition to the home also comes with the balance of the ten year manufacturers warranty. The ground floor is completed with a cloakroom/WC and a bespoke fitted utility room which is finished to the same high standard as the kitchen with newly fitted bespoke units, granite worktops, integrated fridge, freezer, washing machine and dryer, a cloakroom area, with coat rack, boot storage seat there is also a built in Belfast sink with shower hose and bespoke hardwood stable door to side of house.

If one ventures up to the first floor, the magnificent landing provides access to a fully fitted home office/bedroom and four beautifully fitted double bedrooms, including the master suite which has a lavish four piece en-suite bathroom with vanity wash hand basin, low level WC, a glass screen corner shower unit and a bath with tiled surround. The three further bedrooms are served by a four piece family bathroom with its feature stand alone claw foot bath.

The external spaces here excel every bit as much as the interior, with the property positioned on a remarkable plot extending to approximately 3/4 of an acre, surrounded by mature trees that afford the home a high degree of privacy and seclusion with a secret surrounding pathway - giving the little ones endless opportunity to play and explore to their hearts' content. The extensive carriage driveway is laid with shingle and sweeps past the home to provide all of the off-road parking facilities one could require, as well as giving access to the detached double garage. The rear garden is completely private and it takes full advantage of its sunny West facing aspects with well kept lawns bordered by mature planting and a large stone and paved sun terrace that provides great space for outdoor dining and entertaining. For keen gardeners there is an Alitex aluminium National Trust greenhouse (with the remainder of the 10 year warranty) with automatic roof openers and integrated internal water reservoir with pump. There are also external weatherproof electrical sockets and mains water taps.

Providing a perfect environment for raising a family, and it is this theme which features so prominently here, no more so than in the location itself, with leafy Dark Lane being widely acknowledged as one of the finest residential addresses within the area, conveniently situated only a few minutes outside the vibrant market town of Ormskirk, which has become renowned for the quality lifestyle it offers, with its eclectic range of boutique and high street shops, coupled with trendy bars and eateries, which will be perfect for those who enjoy a hectic social calendar. Excellent transport links are close at hand, with the M58 motorway and the railway network offering ease of access to surrounding centres of commerce, such as Liverpool and Manchester, whilst the younger generations will thrive with the help of the high performing local schools, plus the increasingly well regarded Edge Hill University, which attracts students from across the country.





KEY FEATURES

- Breath-Taking Period Detached Residence
- Four Beautifully Fitted Double Bedrooms
- Circa 3642 Square Feet
- Outstanding Family Dining Kitchen with Quality Integrated Appliances
- Orangery
- Completely Private Rear Garden with Well-Kept Lawns and Large Sun Terrace
- Extensive Carriage Driveway
- Detached Double Garage





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