



Maria B Evans Estate Agents Limited

31 Daisy Lane, Lathom L40 4BS

Offers in the region of £535,000



- Beautifully finished, semi-detached cottage
- Surrounded by far-reaching rural views
- Spacious reception room with multifuel burner
- Splendid kitchen-diner with integrated appliances
- Superb master suite with dressing room and en suite
- Two further double and one single bedroom
- Served by a traditional, four-piece family bathroom
- Utility room and ground floor w.c.
- Boot room appointed with heritage green cabinetry
- Integral double garage with two roll top doors, power and light
- Warmed by gas central heating radiators to all rooms
- South-west facing rear garden with chicken coop and secure pond
- Greenhouse to the rear and allotment garden to the front
- Parking for three vehicles and electric car charging point

This charming, semi-detached home is ideally positioned in a quiet, rural location surrounded by open countryside whilst remaining conveniently close to local amenities. The thoughtfully designed interior accommodation is finished with a rustic, English country charm with fresh, coastal feel and comprises of a welcoming porch, opening to the reception room, a kitchen-diner, utility, boot room and ground floor w.c. Upstairs, four generous bedrooms include a superb master suite with walk-in wardrobe and three-piece suite, alongside a traditional-style family bathroom. Outside, allotment gardens, mature fruit trees, a pond and ample parking (with an electric car charging point) complete this wonderful home.

Home sweet home...

An oak entrance door opens into the porch, presenting the ideal space to greet guests or remove coats and shoes before entering into the main accommodation. Finished with to dado height wall panelling, a front-facing window, pendant lighting and a white-painted storage cupboard housing the meters, it creates an inviting introduction.



Continuing through an oak door with glazed insets, the reception room unfolds into a beautifully proportioned and calming space. Generous in scale yet retaining a cosy atmosphere, this room provides a versatile setting for both relaxed evenings and entertaining. A herringbone-patterned sisal carpet grounds the room, complementing furnishings arranged around the focal point of a multifuel burner. This is set within a brick inset with a black granite hearth and finished with a white-painted wooden mantelpiece above. There is a front-facing window and two pendant lights sitting elegantly within decorative coving illuminating both areas of the room, one of which includes a dedicated space ideal for a home office or reading corner. Three wall lights create a softer ambience for evenings, while convenient understairs storage is accessed from here.



Wine and dine in style...

Double oak doors with glazed insets open into the spacious kitchen-diner. Stone-flagged flooring continues throughout, complementing grey wall and base units, topped with dappled grey work surfaces and matching upstands. These units include a porcelain sink with etched drainer to the side, positioned beneath a window overlooking the garden, an integrated double oven with grill, a five-burner gas hob beneath a hooded extractor and space for both a dishwasher and an American-style refrigerator-freezer.



Taking centre stage, a central island is topped with a solid oak worktop, offering additional preparation space, generous storage and breakfast bar seating for quick and easy meals. Recessed lighting extends into the dining area and double-glazed doors frame the garden beyond.

Taking care of the practicalities...

The utility room is positioned at the rear of the property and is fitted with oak work surfaces which feature plumbing for an automatic washing machine and storage whilst a rear-facing window and external door opens to the garden.

Beyond lies a cloakroom with clean and crisp finishes comprising a pedestal wash hand basin, close-coupled w.c. and opaque window.



Completing the ground floor is a characterful boot room fitted with heritage green cabinetry, raw oak worktops and a porcelain Belfast sink to create a space that feels both beautifully rustic and highly functional. Full-height storage, fitted coat hooks

and room for bench seating make it ideal for everyday life, whilst a tiled floor, door and window to the rear complete the space.



The integral double garage benefits from twin roll top doors, power, lighting and an opaque window, whilst a timber bar with a cultured marble worktop and display shelving transforms the space into far more than simply somewhere to park, offering excellent versatility for entertaining or hobbies.

Restful rooms with a view...

Rising to the first floor, the split-level landing is illuminated by three pendant lights and leads to each bedroom through traditional latched oak doors. The same calming palette and carefully considered interiors continue upstairs, where natural light pours through every room and uninterrupted countryside views reinforce the peaceful setting.

The principal suite is a wonderfully tranquil retreat. Two front-facing windows draw in far-reaching rural views, whilst the generous proportions easily accommodate a king size bed and accompanying furnishings. Wall lights positioned either side of the bed create a warm evening ambience, complemented by a central pendant.



A spacious en suite is fitted with a double, walk-in, electric shower with glazed screen, a double-sized vanity wash hand basin, close coupled w.c. and chrome heated towel rail, with neutral tiling to splash areas.



Completing this superb master suite, the adjoining walk-in wardrobe provides both hanging space and some fitted shelving.



Bedroom two enjoys equally impressive front-facing views and features fitted wardrobes spanning across one wall, creating exceptional storage without compromising the sense of space.



Bedrooms three and four each enjoy impressive countryside views to the rear, with bedroom three offering space for a king size bed and bedroom four providing an excellent single guest room, nursery or home office complete with plantation shutters and shelving.



Serving the bedrooms is a traditional-style four-piece family bathroom, equipped with a built-in bathtub, adjacent airing cupboard, glazed corner shower, pedestal wash hand basin, low-flush w.c. and fitted vanity cabinet. An opaque window fills the space with natural light furnished with plantation shutters and is complemented by warm oak-effect flooring beneath.



At home with the chickens...

Outside, the south-west facing gardens have been meticulously tended to provide enjoyment of both relaxation and productivity with mature planting and an abundance homegrown produce. A paved terrace provides the perfect setting for al fresco dining or lounging in the sun, before continuing to the rear of the property to create a solid base for storage. Beyond, an expanse of lawn is framed by mature hedging and established trees, providing both privacy and a beautiful green backdrop.



At the rear end of the lawn, a white-painted timber picket gate opens into a charming kitchen garden where raised sleeper beds overflow with homegrown vegetables, colourful planting and towering sunflowers. A greenhouse and enclosed chicken coop complete this wonderfully self-sufficient corner, while nearby a man-made pond is securely enclosed behind discreet fencing and has a water feature that encourages the gentle sound of trickling water to drift across the garden.



A white gate returns to the front of the property where an additional allotment garden offers further opportunity for keen gardeners and is home to established pear, apple and cherry trees. A flagged driveway provides parking for three vehicles and benefits from an electric car charging point, whilst a small stretch of lawn is framed by boxwood hedging, fragrant lavender and space for carefully arranged potted plants creating a charming first impression to reflect the home beyond.



Round and about...

Set within the semi-rural area of Lathom, this home enjoys both of the peace and quiet of rural living without compromising connectivity. A pleasant ten-minute walk leads to two highly regarded country pubs, The Ring O' Bells (recently renovated and popular for both dining and socialising) or The Ship at Lathom, overlooking the Leeds & Liverpool Canal. The Shell petrol station is paired with a well-stocked SPAR convenience store, a close by spot for quick, everyday essentials. The neighbouring village of Burscough offers an excellent range of amenities including Booths, Tesco and Aldi supermarkets, independent cafés, restaurants, bars and two railway stations providing links to Manchester, Southport, Ormskirk and Liverpool. Families are well served by a choice of respected schools including Burscough Bridge

St John's C of E Primary School, Lathom Park Church of England Primary School and Burscough Priory Academy, while the larger centres of Southport, Ormskirk and Liverpool are all within comfortable driving distance, providing an extensive choice of shopping and leisure.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is C

The property is served by septic tank

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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