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Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
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**TOTAL: 2757 sq. ft. 257 m2**  
Below Ground: 892 sq. ft, 83 m2, FLOOR 2: 1054 sq. ft, 98 m2, FLOOR 3: 0 sq. ft, 0 m2  
EXCLUDED AREAS: OPEN TO BELOW: 278 sq. ft, 26 m2, LOW CEILING: 50 sq. ft, 5 m2  
GARAGE: 391 sq. ft, 36 m2 PORCH: 222 sq. ft, 21 m2, STORAGE: 148 sq. ft, 14 m2  
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: F

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to present a rare opportunity to acquire this four-bedroom detached property, nestled within the tree-lined Flash Lane in Rufford, West Lancs.

Ideally positioned, this versatile home is close to a host of local village amenities and enjoys excellent transport and commuter links, including a nearby rail station. With several reputable schools in the vicinity, this property is perfect for both working professionals and families.

While the property would benefit from cosmetic modernisation throughout, its abundant potential combined with the stunning plot is evident. Approached via a tree-lined driveway, this large extended property offers generous living proportions, including a spacious living room centred around an inglenook fireplace that flows into an equally well-proportioned dining room. The fitted farmhouse-style kitchen features a range of wall, base, and tower units, along with various appliances and contrasting work-surfaces, creating a bright and functional space.

A large double garage and multiple outbuildings provide an abundance of future development potential. The first floor boasts four well-proportioned bedrooms, all offering stunning views of the surrounding countryside and ample living space. The living accommodation is completed by an en-suite bathroom and a main family bathroom.

Externally, a large patio terrace extends around the property, providing an ideal space for entertaining. Sprawling turfed lawns are bordered by established trees, plants, and shrubs, with countryside vistas from all angles.

Extending to a generous 2,757 square feet and brimming with future potential, internal inspection is highly advised to fully appreciate the true scope of possibilities within this unique property.





KEY FEATURES

UNIQUE EXTENDED DETACHED PROPERTY

COVETED LOCATION

CIRCA 2757 SQ FT

FOUR BEDROOMS

SET ON A STUNNING PLOT

ATTRACTIVE ESTABLISHED GARDEN

STUNNING COUNTRYSIDE VIEWS







