

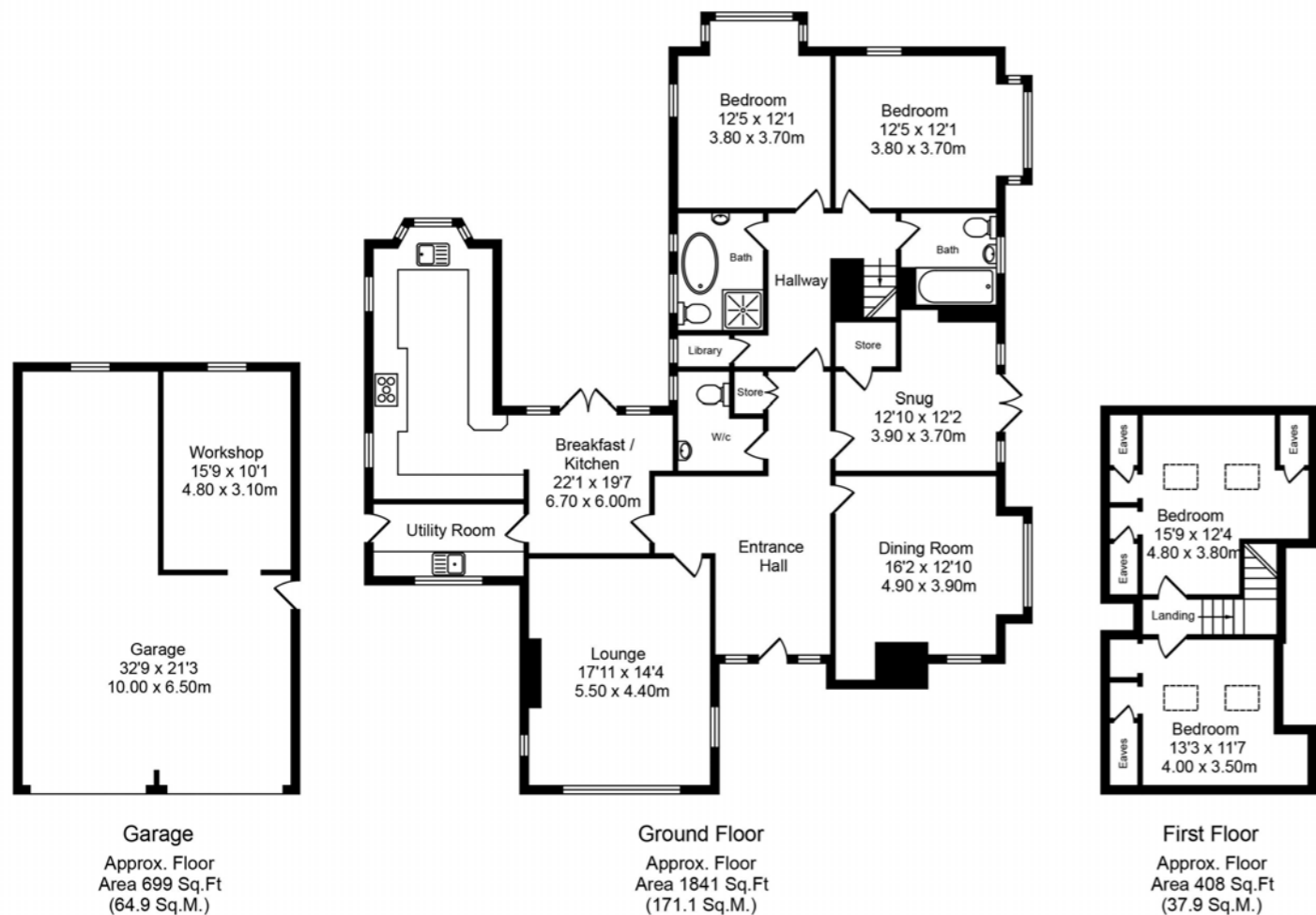


Ormskirk: 01695 570102
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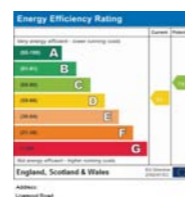
Total Approx. Floor Area 2948 Sq.ft. (273.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is FREEHOLD
Council Tax Band: G

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. 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 delighted to bring to market a unique opportunity to acquire a truly special proposition, nestled in around two acres of prime Rufford countryside located along Liverpool Road in Rufford, West Lancs. Seldom does a combined plot of this magnitude come to market, with the opportunity arising for a prospective buyer to acquire a four/five-bedroom detached dormer bungalow residing within two acres of green-belt land. Alongside the main residence, there is full planning permission to erect a large three-bedroom detached bungalow barn conversion with garage circa 1,990 square feet and further retaining permitted development rights. The new owner, should they wish, will be able to split the land in whatever proportions they wish, affording generous size private plots to each, both of which will enjoy separate private access.

The main residence has been finished to a high level throughout and enjoys three large separate reception rooms, a generous office or single fifth bedroom, substantial entrance hall along with large open-plan country dining kitchen, finished in an array of wall, base and tower units, providing premium work-surfaces and a full complement of integrated appliances and central AGA stove. Flowing through to an ample adjoining dining area, this country cottage style kitchen performs well as the central hub of this unique family home. Two large double ground floor bedrooms are provided along with two lavish fully tiled family bathrooms. The first floor enjoys a further two bedrooms, both of which are generously proportioned and enjoy a pleasant outlook over the surrounding area.

Externally a large, detached garage enjoys an integrated workshop and extensive square footage, with sprawling beautifully landscaped gardens encircling. A large patio terrace provides an ideal place in which to entertain and dine al-fresco, with an established selection of trees, plants and shrubs complimenting this private idyllic garden space. The property also enjoys two spacious summerhouses which are included in the sale. The plot could be split to offer similar garden proportions to each property which would not be overlooked, again enjoying a quintessentially British country garden. With the main residence extending to around 3,000 square foot and an additional 1,990 bungalow barn conversion approved for development, internal inspection of this freehold combines proposition is highly advised to fully appreciate all that is on offer within this unique and special plot.





KEY FEATURES

Detached Dormer Bungalow

(Residing in approx. 2 acres of Greenbelt Land)

Four/Five Bedrooms Circa 2948 Square Feet

Open-Plan Country Dining Kitchen with a Range of Integrated Appliances

Beautifully Landscaped Gardens

Full Planning Permission for a Large 3-bed Detached Bungalow within the Plot with Separate Access

Detached Garage with Integrated Workshop

Driveway Parking









Full Planning Permission for a Large 3-bed Detached Bungalow within the Plot with Separate Access

Perimeter lines indicative of location only. Boundaries are subject to confirmation with deeds.