



Arnold & Phillips are excited to offer this prestigious five-bedroom detached contemporary home, superbly presented and nestled along the picturesque Tootle Lane in Rufford, West Lancs. "Red House" has been re-developed to an exceptional standard, combining modern design with retained character features, making it an ideal family home. Situated in a semi-rural setting, the property enjoys a peaceful location while still being close to local schools, shops, and essential amenities. With generous living spaces and a stunning open-plan layout, this property is perfect for those seeking a luxurious yet comfortable lifestyle.

Rufford is a highly desirable location, known for its serene countryside views and community atmosphere. The area offers excellent transport links, with easy access to the A59, connecting to both Preston and Liverpool. Nearby Rufford Station provides regular train services, ideal for commuters. The village itself offers a range of local amenities, including highly regarded schools, boutique shops, and popular dining options, ensuring everything you need is within easy reach.

The property is accessed via a sweeping driveway, leading to an impressive frontage that immediately catches the eye. The exterior of "Red House" has been thoughtfully designed to balance contemporary elegance with traditional charm. Set back from the lane, the property offers a sense of privacy and exclusivity, with landscaped gardens framing the home beautifully.

On the ground floor, the spacious front living room is centred around a modern feature fireplace, providing a warm and inviting atmosphere. The highlight of the property is the stunning 30ft open-plan dining kitchen at the rear, which features an extensive range of high-end integrated appliances, solid surface worktops, and a feature central island. The kitchen flows seamlessly into a dining and living area, all illuminated by two sets of sliding patio doors, offering an abundance of natural light. A well-appointed utility room and a convenient WC complete the ground floor.

The first floor offers four generously sized bedrooms, each decorated in neutral tones, providing a calm and serene living environment. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are serviced by a stylish family bathroom, complete with a bath, overhead shower, WC, and vanity unit. The second floor is home to the luxurious 33ft master suite, featuring a stunning en-suite bathroom and breathtaking views over the surrounding countryside.

The rear garden is a true sanctuary, not overlooked and offering expansive views across the countryside. A large lawn is surrounded by mature trees, shrubs, and plants, creating a peaceful retreat. A premium patio terrace provides the perfect space for outdoor dining and entertaining.

This home offers a perfect blend of modern design, luxurious finishes, and tranquil countryside living. With triple glazing, air source heat pump and mechanical heat recovery ventilation system. Underfloor heating throughout the ground floor, along with high levels of insulation and air tightness makes the property extremely energy efficient which is shown in its energy performance certificate.

This property promises an exceptional lifestyle for its new owners. An internal viewing is highly recommended to fully appreciate all that "Red House" has to offer.





KEY FEATURES

- Beautiful Detached Modern Property
- Five Bedrooms/Two with Ensuite
- Circa 2260 Square Feet
- Energy Efficient
- Open Plan Kitchen/Dining/Family Room
- Sweeping Driveway
- Ample Parking
- Good Sized Rear Garden
- Desirable Location
- Countryside Views







