



LUXURY

25 RUFF LANE
ORMSKIRK, L39 4QX



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TOTAL APPROX. FLOOR AREA: MAIN HOUSE 7,029 SQ FT GARDEN ROOM 344 SQ FT

AN EXCLUSIVE LIFESTYLE AWAITS. THIS IS A STATEMENT HOME WITH AN UNRIVALLED RUFF LANE SETTING – WHERE EXPANSIVE LUXE LIVING MEETS DAILY EASE. DISCOVER OPEN-PLAN ELEGANCE, DEDICATED LEISURE SPACES, AND OUTSTANDING OUTDOOR LIVING – ALL SET ON A GENEROUS AND PRIVATE PLOT.



SCAN TO
VIEW OUR
VIDEO TOUR

expluxury.uk.com



DISTANCES

NEAREST TRAIN STATION: 5 MINS
NEAREST BUS STOP: 9 MIN WALK
ORMSKIRK: 10 MIN WALK
ORMSKIRK HOSPITAL: 4 MINS
ORMSKIRK GOLF CLUB: 7 MINS
HURLSTON HALL GOLF & HEALTH CLUB: 10 MINS
M58: 5 MINS
M6: 10 MINS
LIVERPOOL CITY CENTRE: 45 MINS
MANCHESTER CITY CENTRE: 50 MINS

ACCOMMODATION IN BRIEF

- Entrance foyer
- Living room
- Open plan kitchen living, dining with orangery
- Dining room
- Separate utility room
- Gymnasium
- Salon
- Cinema room
- Gaming room
- Powder room/ W.C. x 2
- Cloakroom/ Store
- Primary suite with dressing room & ensuite
- 2nd Bedroom with dressing room & ensuite
- 4 Further bedrooms (all ensuite)
- 2 Large family bathrooms
- Large office/ study



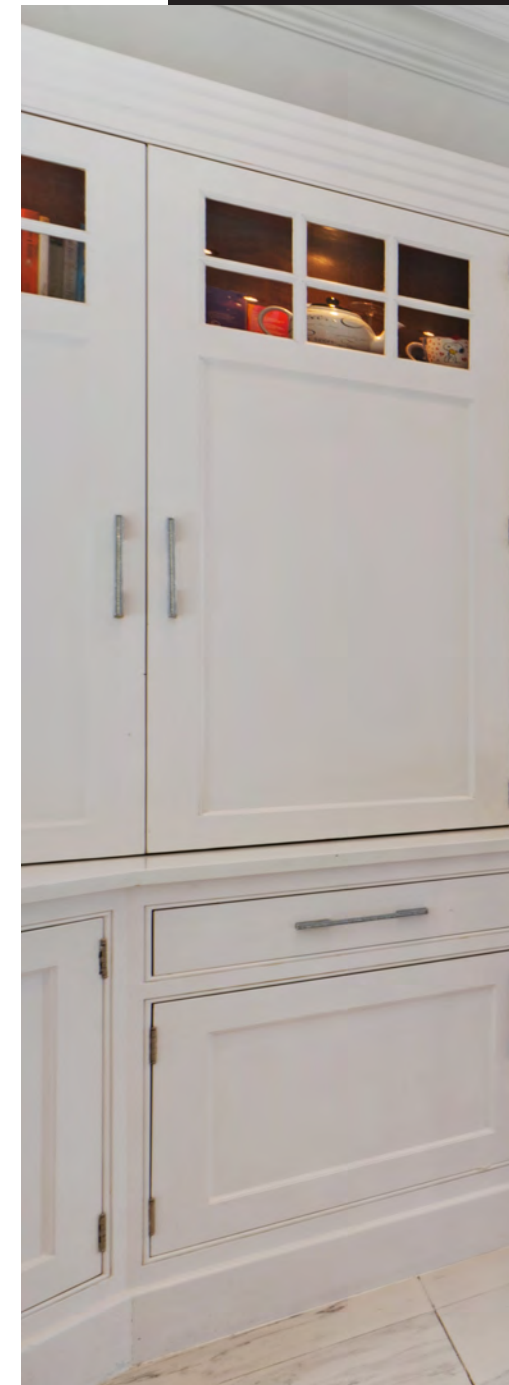
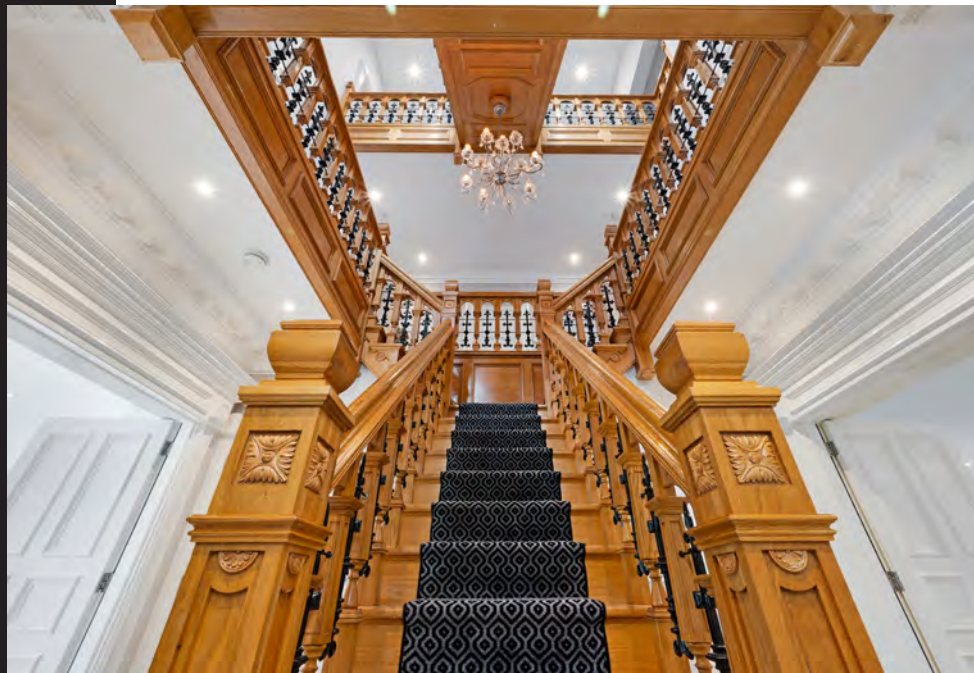
OUTSIDE

- Generous private plot (approx. 0.4-acre)
- Remote entry privacy gates with intercom
- Expansive cobbled driveway and pathways
- Ample parking for 5+ vehicles
- Mature lawns and trees to front
- Expansive fenced lawns to rear
- Extensive stone/ paved terraces (various levels)
- Raised flower beds
- Walled, hedged and fenced perimeters
- Large entertainment garden room with covered decking
- Sunken hot tub with shower

THE PROPERTY

Originally constructed in the early 2000's and carefully extended and upgraded over time, this substantial residence now spans over 7,000 sqft on a privately gated 0.4-acre plot along Ormskirk's most desirable road. The layout has been created to offer a unified balance of everyday comfort and standout entertaining space, with an enormous open-plan kitchen, living and dining area forming the home's hub. Added highlights include a gym, cinema room, salon, and a large home office, while all six bedrooms come with ensuite access plus 2 family size bathrooms for added luxury.

Outside, the grounds are designed for privacy, relaxation and hosting, with tiered terraces, wide lawns, and a high-spec garden pod. Every detail has been considered to elevate daily living – and what lies beyond the surface is every bit as impressive.





GROUND FLOOR

A grand pillared portico sets the tone for what's to come, with double gloss-black entrance doors beneath an ornate fanlight opening into an impressive entrance foyer. The monochrome tiled flooring contrasts beautifully with the bespoke oak staircase, which rises through a galleried landing and split staircases to two upper floors. Ornate coving, and intricate architraves draw the eye upward to stately ceiling heights, offering an early glimpse of the detail and scale found throughout. Just off the foyer are a guest cloakroom, W.C., and two discreet storage areas—combining practicality with thoughtful design.

To either side of the foyer sit the principal living spaces. One side hosts a full-length lounge, with a front-facing bay window offering built-in seating and rear French doors opening to a stone terrace. A traditional wood-burning stove is set into a black quartz hearth and surround, creating a central point of comfort and character, while plush carpeting and dual-aspect views add warmth and light.

Opposite, the kitchen, living, and orangery-style extension spans from front to rear of the home and offers expansive, multi-functional space designed for modern family life and entertaining. Finished with large-format marble-effect porcelain floor tiles, the kitchen features crisp white cabinetry, white quartz worktops, and a central island with induction hob and ceiling-mounted extractor. The speaker system is integrated as are the high-spec Miele appliances including multiple ovens, fridge, freezer, wine coolers, and microwave, while a square bay window with fitted bench seating and inbuilt table with further storage adds a charming informal and stylish dining spot.

The living zone extends into a bright orangery space with glazed roofing and dual bi-folding doors leading out to the rear terraces and a partial wall leads through to a formal dining room, perfectly positioned for hosting yet still connected to the home's central hub.

Beyond the kitchen is a stylish and practical utility room with additional w.c., tiled throughout and fitted with contemporary sanitaryware.



A separate two-storey wing completes the ground floor and offers outstanding flexibility. Currently arranged as a professional-grade gym and a bright personal salon with fitted seating at ground level, it also includes a first-floor gamers room and a dedicated cinema with tiered flooring, and integrated surround sound. This entire wing could easily be adapted into a self-contained annexe if needed, offering further lifestyle options for multigenerational living, guests, or even staff.









FIRST FLOOR

The wide, carpeted staircase rises gracefully, illuminated by a trio of tall windows that fill the stairwell and upper landings with natural light, creating a bright and welcoming circulation space across all floors.

The principal suite enjoys a peaceful front-facing position, overlooking the manicured lawns via a six-window square bay flooding the room with sunlight. Finished with plush carpeting and fitted with sleek, steel-grey built-in cabinetry, the bedroom also features integrated sound and media systems for added comfort. A large walk-through dressing room follows, offering full-height bespoke storage, a dedicated dressing table, and beautifully tailored fittings. This leads into a contemporary ensuite shower room, fully tiled in deep grey tones with silver mosaic detailing, a large walk-in rainfall shower, counter-top basin with vanity storage, and a concealed cistern W.C.

Positioned to the rear, the second bedroom suite offers a similar level of comfort, with its own walk-in wardrobe and a private ensuite tiled in soft, natural marble stone. Two further double bedrooms—one front, one rear—share access to a smart Jack-and-Jill shower room, finished in a contemporary palette of rich grey tiles and co-ordinating fittings.

At the centre of this level, a spacious family bathroom offers a calm, spa-like environment. Oversize porcelain tiles in a marble design frame a free-standing monochrome claw-foot bathtub, walk-in corner shower with black-framed screen, vanity basin, and W.C. - all designed to invite relaxation and indulgence and available for every member of the household.



UPPER FLOOR

The top floor extends the home's generous accommodation with two well-proportioned bedrooms, each featuring their own stylish ensuite shower room finished in a clean, contemporary palette. At the centre of the floor is a large family bathroom, echoing the warm marble stone of one of the shower rooms below, complete with a free-standing bath, walk-in shower, countertop basin, and W.C.

Completing this floor is a bright and spacious room with solid wood flooring and matching bespoke cabinetry, currently used as a home office/ study. With generous proportions and natural light, this space offers excellent flexibility to suit a range of needs. Whether used as a creative studio, further family accommodation, a private guest floor, the upper level offers practical luxury and adaptability in equal measure.









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OUTSIDE

Set within a more-than-generous 0.4-acre plot, this incredible home enjoys privacy from the lane, thanks to remote-controlled entrance gates, tall hedgerows, mature trees, and walled boundaries. A decorative cobbled driveway—illuminated by integrated lighting—sweeps toward the house, flanked by expansive front lawns and providing ample parking for multiple vehicles.

To the side, further landscaped lawns are bordered by tall fencing for security and seclusion, with one section thoughtfully enclosed to create a safe and secure play area for children or pets.

At the rear, the grounds are designed with entertaining in mind. Large stone terraces span the full width of the home and connect directly to both the formal living room and the open-plan kitchen space, making gatherings feel easy and inclusive. Stone steps and layered raised beds lead to the upper part of the garden, where additional patios provide ideal spots for outdoor dining or relaxed evenings with friends.

A contemporary garden pod is a fun stand-out feature – created as a dedicated leisure retreat. Set within a fully decked, covered terrace with recessed lights and electric overhead heaters, the pod includes the integral speaker system and features bi-folding doors on two sides, opening to reveal a professionally fitted bar, wood-effect porcelain tiled floors, a large roof lantern, and a convenient W.C. A sunken hot tub with shower and patio zones completes the space, offering year-round enjoyment in a private and luxurious setting.

A home of presence and purpose, designed to improve everyday living while offering space to unwind, gather, and grow. Set in one of Ormskirk's most desirable locations, it's a property that combines privacy, versatility, and considered design at every turn.





ABOUT THE AREA

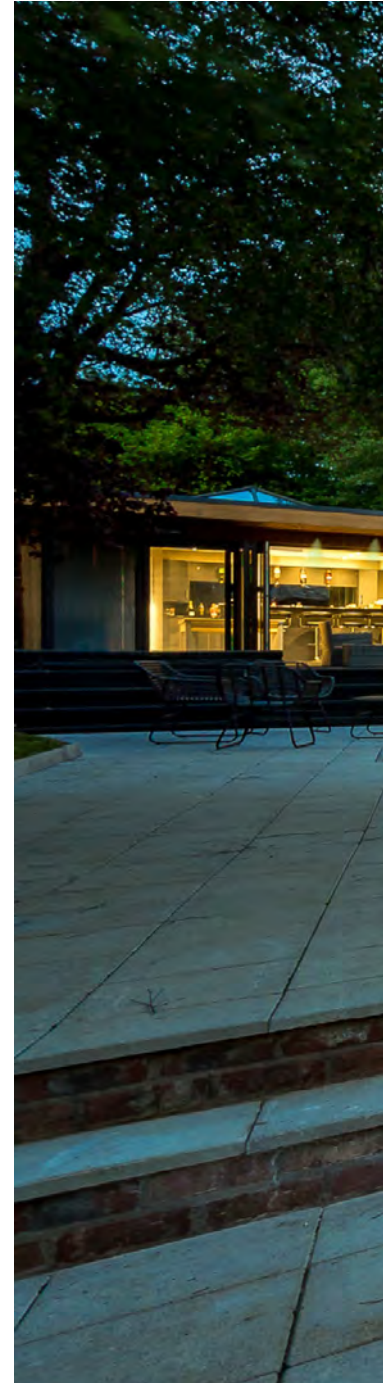
The property is idyllically located just a stroll from Ruff Woods and the town centre. Ormskirk is a charming historic market town with an illustrious 800-year-old legacy, found in the heart of West Lancashire. Situated 13 miles north of Liverpool and a mere 9 miles southeast of Southport, this town boasts a rich tapestry of history and character. In the town centre you'll find a delightful blend of high street and independent retailers with a diverse array of restaurants, cafés, and pubs and the enjoyable weekly markets. There's also Ormskirk Golf Club and Hurlston Hall Golf and Leisure Club just a short drive away.

TRANSPORT

Conveniently located just off the A59 and near the M6 and M58, Ormskirk is a popular choice for commuters, offering direct train services to both Liverpool and Preston. Public transport is easily accessible, with a bus stop a 9-minute walk away and Ormskirk train station just a 5-minute drive. The station provides a cross-platform interchange between Merseyrail services from Liverpool Central and Northern Trains from Preston. For longer journeys, direct trains from Liverpool Lime Street to London take around 2 hours. Liverpool John Lennon Airport is approximately 35 minutes away by car, with Manchester Airport around 45 minutes.

SCHOOLS

Ormskirk offers a range of well-rated schools, including Ormskirk Asmall, West End, and C of E Primary Schools—all rated 'Good' by Ofsted. Secondary options include St Bede's Catholic High and Ormskirk High School. The outstanding-rated Scarisbrick Hall School, catering from nursery to age 18, is just a 15-minute drive away. A dedicated bus service also runs from Ormskirk bus station to Merchant Taylors' Independent School in Crosby. Edge Hill University, located within walking distance of Ruff Lane, has received multiple accolades, including Best Modern University by The Sunday Times and Best University by the Educate North Awards.





PROPERTY INFORMATION

Tenure: Leasehold 999 years from 25 March 1920 - 895 years left.

Services: Mains water, Electric, Mains gas, Double glazing, Underfloor heating throughout all levels, Integral speaker system, Ultrafast broadband (estimated), Alarm with CCTV.

EPC: B

Council Tax Band: H

Flood Risk:

Rivers & Seas: no risk

Surface water: lowrisk.

Local Authority:

West Lancashire Borough Council

Tel: 01695 577177

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

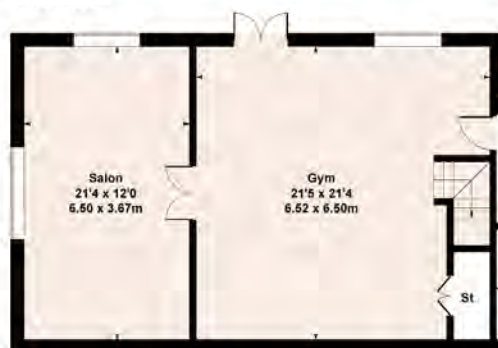
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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FIRST FLOOR



GARDEN ROOM



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



First Floor

FIRST FLOOR



Second Floor

SECOND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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