

FOR SALE

6, Longshaw Close, Rufford, L40 1XD

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



6, Longshaw Close, Rufford, L40 1XD

Luxury executive detached home resting within a substantial half an acre plot.



- Stunning executive detached home
- 5 bedrooms / 3 reception rooms
- Luxury, high spec finish throughout
- Extensive amount of living space
- Prestigious development
- Beautiful 0.43 acre plot
- Available chain free
- 3506 SQFT

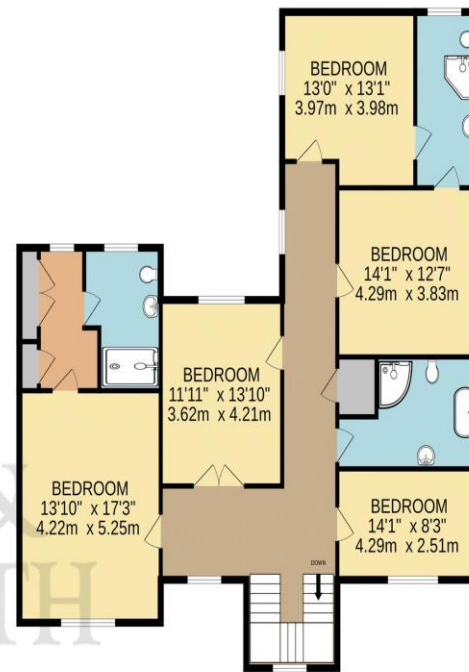
Commanding a substantial overall plot that extends to almost half an acre in size and enviably located in one of Rufford's most prestigious settings - this exceptional executive detached family home comfortably occupies the best spot and plot on the whole development, tucked right in the corner of the cul-de-sac. Longshaw Close itself comprises just a handful of magnificent detached properties & forms part of the impressive Rufford New Hall country estate which boasts 160 acres of stunning parkland and mature woodland. Enjoying considerable eye-catching kerb appeal, this superb family home is set across two floors and offers an astonishing 3506 SQFT of beautifully maintained and elegant living space. Bought around 9 years ago by the current owners who set about creating a property of genuine quality. The home has been transformed both inside and out since then, with a professional interior design team completely redesigning the whole look & feel of the property. An exceptional fitted kitchen, luxury bathroom suites, all new floorings everywhere are just some of the impressive improvements undertaken here. Ideal then for a growing family in need of more space & seeking a turn-key home they can simply move straight into, the property in brief comprises; a very impressive entrance hallway with wc / cloaks and wonderful feature gallery style staircase & landing with striking central glass apex. There are four separate reception rooms highlighted by a superb 27ft main living room that opens out into the rear garden. There is a study / home office, plus a rear snug / sitting room with pleasant views. The luxury fitted kitchen is finished with quality in-frame units, a central island with quartz worktops & a range of top of the range integrated appliances. Beyond the kitchen is a similar standard utility room plus access into the double garage. Upstairs there are five, impeccably presented bedrooms and a stunning high spec family bathroom with free standing bath & luxury fittings, with the master suite enjoying its own en-suite bathroom and walk-in wardrobe. Beds 2 & 3 also share a Jack n Jill ensuite. Externally the gardens, setting and plot here are another key feature of the home, with the total plot extending to approx 0.43 acre and offering considerable frontage. A large extensive driveway leads through to the superb double detached garage, whilst the gardens extend to the front side and rear. The rear is private, immaculately manicured and mature. There is a large patio area for sitting out too & enjoying the south facing aspect. Furthermore, our clients have recently had all the fascias, soffits & guttering replaced around the entire house. Locally the pretty, greenbelt countryside of Lancashire is on the property's doorstep, as are Rufford's numerous amenities plus there is easy access into the bustling towns of Ormskirk & Southport. Early viewings are highly recommended on this impressive detached home. NO CHAIN DELAY.



GROUND FLOOR
1995 sq.ft. (185.3 sq.m.) approx.



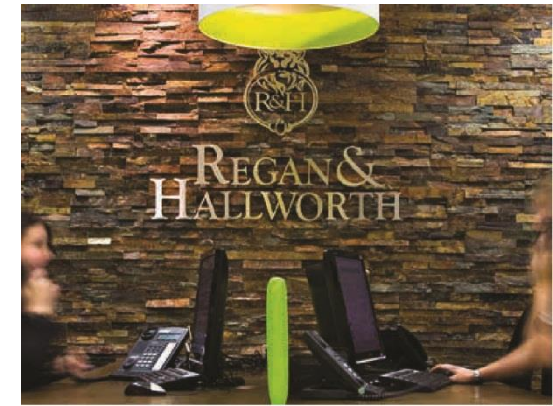
1ST FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3506 sq.ft. (325.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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