

FOR SALE

Old Church Cottage, 29, Church Road, Rufford, L40 1TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Old Church Cottage, 29, Church Road, Rufford, L40 1TA

Unique extended semi-detached character home offering an astonishing amount of living space.



- Unique chocolate box cottage
- Incredible amount of living space
- Dressing room & ensuite to master
- Driveway & garage
- Extended & deceptively spacious
- Three bedrooms & study
- Beautiful mature garden
- 2235 SQ.FT.

Old Church Cottage is a distinctive semi-detached character home, once featured in Lancashire Life, that directly overlooks the picturesque Grade II listed church in the heart of Rufford village. Within easy walking distance from the village centre, local train station, pub, pharmacy, garage, primary school, the two Rufford marinas and tea rooms, this cottage offers convenience and charm. Right on its doorstep, you can enjoy beautiful walks along the canal through woodlands and lush greenbelt farmland. The house is very deceptive. Extended several times over the years, the pretty cottage facade belies the space found inside which totals an incredible 2235 square feet. The ground floor in particular is very impressive with extensive living space that must be viewed to be appreciated. It comprises a large living and dining farmhouse style kitchen with AGA at the heart of the home, entrance porch, charming front sitting room with original beamed ceilings and feature fireplace with inset wood burner plus a stylish music/family room with vaulted ceiling, working open fire, lovely wooden flooring and French doors overlooking the gardens. A pretty glazed porch/sun room, cloakroom/WC, study and utility completes the accommodation downstairs whilst upstairs there is a modern family bathroom and three good sized bedrooms including a master suite with dressing room & ensuite wet room plus a nook ideal as a study area. A beautiful mature garden to the rear is another notable feature of this home. The plot features lots of hardstanding with an expansive lawn, well-stocked borders, tall hedges and wild grass to attract lots of wildlife. The rear garden is totally private and not overlooked. To the front there is a charming and well-stocked patio garden which offers all year interest plus ample parking on a driveway leading to a garage. Other benefits of this unique home include double glazing and gas central heating ensuring warmth and comfort throughout the year.



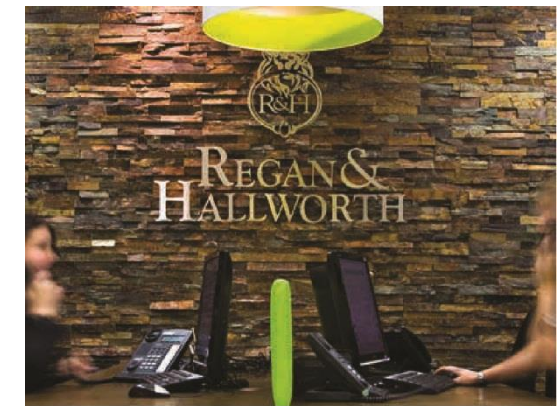


TOTAL FLOOR AREA : 2235 sq.ft. (207.6 sq.m.) approx.

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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