

FOR SALE

11, Church Road, Rufford, L40 1TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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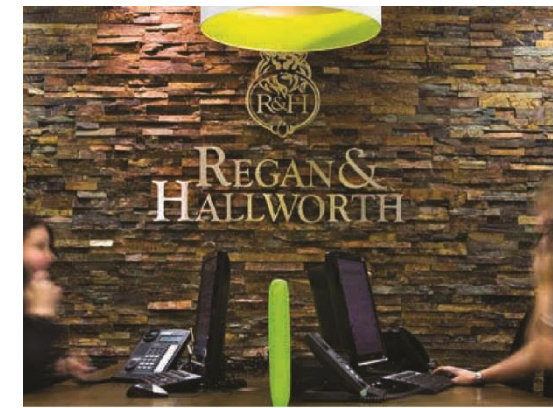
This 4 bedroom home is a masterpiece of detail and craftsmanship & features a beautiful



- Magnificent 4 bed cottage
- Elegantly fuses the old with the new
- Sublime master bedroom suite
- Charming historic village location
- Renovated & extended
- Stunning open plan living kitchen
- Beautiful 0.45 acre plot (freehold)
- 2050 SQ.FT. / No chain delay

Nestled within a picturesque conservation area beside a Grade II listed church, this delightful property enjoys a prime location opposite a tranquil canal boat marina and the Leeds-Liverpool canal. Its charming, cottage-like façade conceals a stunning surprise—a contemporary Cedar-clad double-storey extension that has nearly tripled the original living space. The seamless integration of traditional charm and modern design creates an extraordinary aesthetic contrast, making this home truly unique. The property has been fully renovated to an impeccable standard, virtually rebuilt during the extension project. Featuring integrated Cat5 ethernet connections, excellent insulation, and exceptional energy efficiency, it offers over 1,800 square feet of beautifully crafted accommodation. This four-bedroom home is a masterpiece of detail and craftsmanship. Interior highlights include a breathtaking open-plan living and dining kitchen, complete with bespoke hand-painted cabinets, a central island, a solid wood breakfast bar, and a suite of premium built-in appliances accented with elegant copper details. The original section of the home retains its historic appeal, featuring a cozy lounge with exposed beams and a characterful fireplace inset with a multi-fuel stove. Additional amenities include a study, utility room, ground-floor WC, and a luxurious master bedroom suite with a dressing room, walk-in wardrobes, and en-suite shower room. The property also benefits from gas central heating, hardwood double-glazed windows and doors, and Anthracite grey aluminium windows and bi-folding doors in the extension. Set within enchanting gardens spanning approximately 350 feet across a 0.45-acre plot, the outdoor spaces are equally impressive. The front garden features a charming working wishing well and a widened driveway with ample off-road parking, leading to a newly constructed detached wooden garage/workshop. The rear garden offers a serene retreat, with a spacious lawn, mature borders, and landscaped patio area perfect for dining and entertaining. Both the open-plan living area and master suite open directly onto this spectacular garden via bi-folding doors, maximising the connection between indoor and outdoor living.





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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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