



-  Detached House
-  Semi Rural Position
-  Paddock & Former Stables

-  Three Bedrooms, Two Bathrooms
-  Three Reception Rooms
-  Garage & Parking

**Price: Offers Over £375,000**      Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Occupying a semi rural position, adjacent to the Three Pools Waterway, this detached house with extensive grounds would benefit from a programme of general updating and must be viewed to be fully appreciated.

Set in approximately half an acre, including a paddock, the former equestrian property offers an array of outbuildings, stables and tack room that offer excellent potential for conversion. Installed with gas central heating and upvc double glazed throughout, the main house briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Dining Room, Kitchen, Utility Area and Shower Room to the ground floor with three double Bedrooms, Bathroom and separate WC to the first floor.



A gravel driveway offers off road parking to the front, leading to the oversize garage. The rear garden is patio paved with shaped lawn and incorporates the stable block. Twin, wrought iron gates give access to additional land which includes the former paddock and outbuildings.

There are local shops on Rufford Road, with Churchtown village and a number of highly regarded schools also readily accessible.





## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 6.1m x 4.27m (20'0" x 14'0")

**Lounge** - 4.06m x 3.78m (13'4" x 12'5")

**Dining Room** - 3.33m x 2.92m (10'11" x 9'7")

**Kitchen** - 3.33m x 3.1m (10'11" x 10'2")

**Shower Room** - 2.62m x 2.44m (8'7" x 8'0")

## First Floor:

### Landing

**Bedroom 1** - 4.27m x 3.94m (14'0" x 12'11")

**Bedroom 2** - 3.1m x 2.84m (10'2" x 9'4")

**Bedroom 3** - 3.53m x 3.35m (11'7" x 11'0")

**Bathroom** - 3.35m x 1.7m (11'0" x 5'7")

### WC

**Outside:** Set in approximately half an acre, including a paddock, the former equestrian property offers an array of outbuildings, stables and tack room that offer excellent potential for conversion. A gravel driveway offers off road parking to the front, leading to the oversize garage. The rear garden is patio paved with shaped lawn and incorporates the stable block. Twin, wrought iron gates give access to additional land which includes the former paddock and outbuildings.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

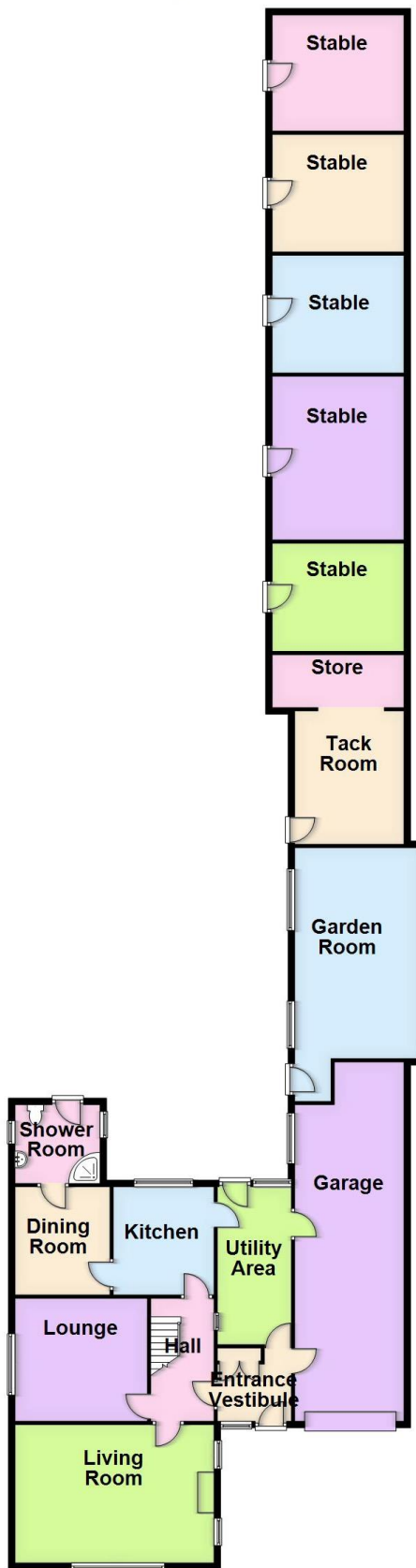
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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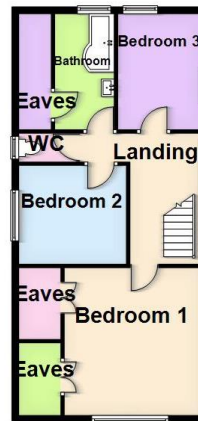
### Ground Floor

Approx. 257.9 sq. metres (2775.8 sq. feet)



### First Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 318.7 sq. metres (3430.0 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
[www.karenpotter.co.uk](http://www.karenpotter.co.uk)