

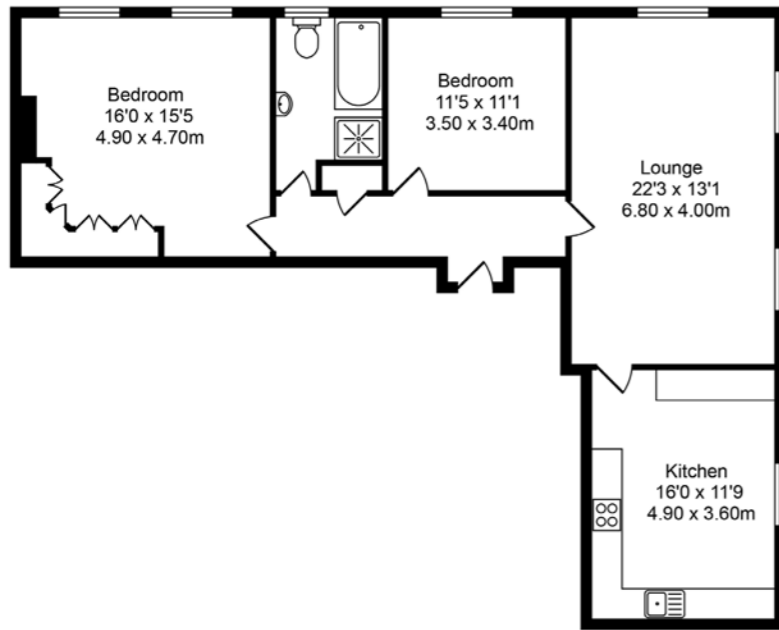


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

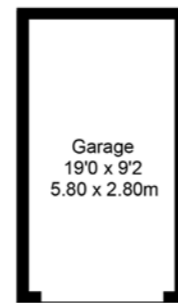
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1213 Sq.ft. (112.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 1038 Sq.Ft (96.5 Sq.M.)



Garage
 Approx. Floor Area 175 Sq.Ft (16.2 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from 23/04/1990
 Years Remaining on Lease: 966 years
 Ground Rent: £115 p.a. (Fixed)
 Service Charge: £133.40 (Monthly) & Gardening Charge £75.00 (Monthly)
 Council Tax Band: E
 Details Prepared: 07/03/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this stunning two-bedroom apartment exuding elegance and adorned with original period features. Nestled within the private embrace of a tree-lined drive, winding through ancient woodlands, lies the breathtaking 'Rufford New Hall' Estate. From its vantage point on the first floor, this spacious apartment offers unparalleled vistas of the surrounding countryside and the estate's tennis court, with occasional glimpses of deer and other abundant wildlife. Whether you seek privacy and relaxation or a convenient lock-up-and-leave lifestyle, this residence promises to fulfil your desires.

Originally erected in 1760 as the illustrious replacement for 'Rufford Old Hall,' 'Rufford New Hall' stands as a testament to timeless grandeur. Home to Lord Hesketh and family, this majestic estate comprises just 37 properties, including 'The Courtyard,' 'The Stables,' and the esteemed 'Main Hall'. Completely revitalized in the early 2000s, the estate is cocooned by over 100 acres of ancient woodlands and boasts 8 acres of meticulously manicured gardens. Among these verdant treasures lies the enchanting 'walled garden,' featuring a tranquil pond—a sanctuary where one can bask in the serenity of this beautiful outside space.

Approached via an impressive driveway and with designated parking, ample guest parking and garage, access is granted via the main front entrance, with one received into a stunning grand entrance hall. With a sweeping staircase ascending to the first floor, this versatile property provides a spacious entrance hallway. The left side enjoys two well-proportioned bedrooms, both of which are double in size and enjoy dramatic high ceilings, bespoke electric blinds which are fitted throughout the property and a panoramic uninterrupted vista over the surrounding countryside. A fitted bathroom is provided which enjoys a separate shower cubicle, WC and bath with wash hand basin and is complemented with a traditional tiled design.

The right side of the property enjoys a generously proportioned main living room which is centred around a premium feature fireplace and flooded in natural light via dual-aspect windows. The internal accommodation is completed with a fitted wooden shaker kitchen which provides an array of wall, base and tower units, featuring a range of integrated appliances and contrasting work-surfaces. An ample dining area is further provided within the large kitchen area.

Externally the property resides within well-tended grounds and affords all the luxury of established formal gardens with the convenience of a maintenance and gardening programme which is all included within the monthly services fees. Extending to a generous 1,170 square feet of lavish living accommodation and enjoying gas central heating throughout, internal inspection is highly advised to fully appreciate all on offer within this compelling apartment located within the heart of Rufford Village.



