

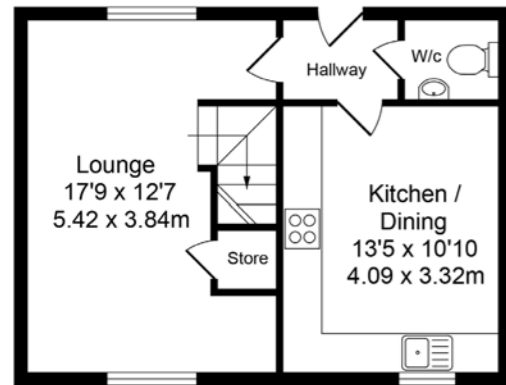


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

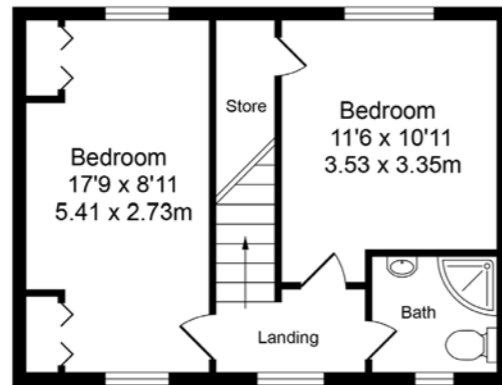
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1023 Sq.ft. (95.1 Sq.M.)**

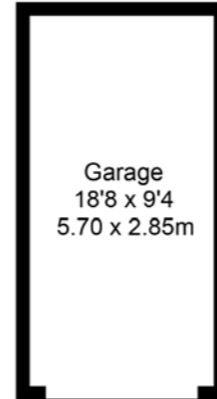
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 424 Sq.Ft (39.4 Sq.M.)



**First Floor**  
 Approx. Floor Area 424 Sq.Ft (39.4 Sq.M.)



**Garage**  
 Approx. Floor Area 175 Sq.Ft (16.3 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
 Years Remaining on Lease: 975 years  
 Ground Rent: £57.50 paid twice yearly - 23 March and 23 September  
 Service Charge: £85.00 pcm  
 Council Tax Band: E  
 Details Prepared: 20/03/2024

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](http://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 Mews style property, residing within the converted 'Stables' development within the celebrated Rufford New Hall development in Rufford, West Lancs.

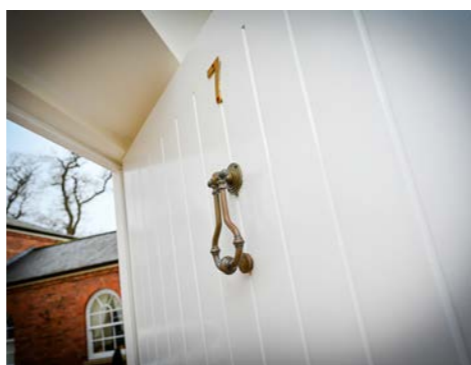
Exuding elegance and adorned with original period features and contemporary convenience, this attractive property is nestled within the private embrace of a tree-lined drive and enjoys allocated off-road parking and additional spacious garage (with electric garage door) which is directly accessed from the rear of the garden, which is one of only three properties with this facility.

The ground floor affords bright and airy living, with a dual aspect outlook flooding the property with an abundance of natural light. The right side of the property enjoys a spacious main living room which enjoys premium wooden flooring underfoot and ample living space. Adjacent resides a fitted L-shape dining kitchen which boasts an array of wall, base and tower wooden shaker units, with a range of integrated appliances and contrasting work-surfaces. An ample dining area is further provided. The ground floor accommodation is completed with a handy WC.

The first floor enjoys two spacious bedrooms, both of which are neutrally decorated and enjoys a beautiful outlook over the established surroundings, with the main bedroom providing fitted wardrobes and storage facilities. The property enjoys a fitted modern bathroom which provides corner shower, WC and wash hand basin, with a complimentary tiled design.

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. Residents can also enjoy private access to the estate's tennis court.

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 reasonable services fees. This versatile property enjoys its own private garden space which has been beautifully kept and enjoys a spacious patio terrace, ideal for entertaining, with direct access to the rear garage. Offered with vacant possession and no onward chain, this compelling property extends to a generous 1,023 square feet of lavish living accommodation. Benefitting from gas central heating throughout and a newly-installed boiler with a 7 year guarantee, internal inspection is highly advised to fully appreciate all on offer within this compelling Mews style property located within the heart of Rufford Village.





**KEY FEATURES**

- Stunning Mews-Style Property
- Two Bedrooms
- Circa 1023 Square Feet
- Spacious Living Room
- Fitted Dining Kitchen
- Private Established Rear Garden
- Allocated Off-Road Parking
- Spacious Garage
- Well-Tended Grounds & Formal Gardens
- Desirable Development
- Vacant Possession & No Onward Chain







