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Total Approx. Floor Area 2966 Sq.ft. (275.51 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

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 present 'Mill View House' a prestigious five-bedroom detached family home, nestled along the serene Holmeswood Road in Rufford, West Lincs. This vibrant property offers a perfect blend of countryside charm and modern living, having been thoughtfully extended and updated by its current owners.

Set on an expansive plot with approximately 3,000 square feet of living space, including versatile outbuildings, this home is ideal for families seeking generous accommodation, excellent amenities, and a peaceful rural setting. Located close to well-regarded schools, local shops, and the picturesque Rufford village, this property provides both convenience and tranquillity. The property enjoys a prime location in Rufford, a highly desirable area known for its picturesque landscapes and excellent transport links. Residents benefit from easy access to nearby towns such as Ormskirk and Southport, with Rufford Train Station providing direct routes to Preston and Liverpool. The surrounding area offers a rich variety of outdoor activities, with nearby nature reserves, walking trails, and golf courses adding to the appeal. The welcoming community atmosphere, combined with the scenic countryside, makes this location highly sought after. Approached via a private driveway leading to an integrated garage, the property exudes curb appeal.

The exterior is both impressive and inviting, featuring a well-maintained frontage with mature hedges and trees providing privacy. The striking facade, modern design elements, and expansive plot make this home stand out, while the approach is further enhanced by ample off-road parking and a beautifully landscaped front garden.

Stepping inside, the spacious ground floor offers versatile living spaces, including two dedicated reception rooms. The main living/dining room is tastefully decorated and centred around a contemporary fireplace, creating a warm and welcoming environment. A large entrance hallway leads to the heart of the home—a bespoke, fully fitted premium kitchen with an array of wall, base, and tower units, complemented by high-end integrated appliances and sleek contrasting work surfaces. The kitchen flows seamlessly into a stunning open-plan family dining area, bathed in natural light from sliding patio doors and Velux skylights and a premium tiled flooring runs throughout with a log burner as a main focal point. Additional ground floor features include a spacious utility/laundry room and direct access to the integrated garage.

The first floor accommodates five double bedrooms, each decorated to a high standard and offering built-in wardrobes and storage solutions. The main bedroom is a luxurious retreat, complete with a lavish en-suite bathroom and an adjacent dressing area. The remaining bedrooms are equally spacious and well-appointed, while a modern family bathroom features a bath, separate shower, WC, and a stylish vanity unit, all finished with premium tiling.

Externally, the property offers an expansive and beautifully maintained garden with uninterrupted views of the surrounding countryside. The large rear garden features rolling lawns, mature trees, and colourful shrubs, creating a tranquil and private outdoor space. A generously sized patio area, finished in premium stone, is ideal for entertaining and enjoying al fresco dining. An impressive 36-foot outbuilding provides versatile additional space, currently used as a workshop but offering immense potential for conversion into an annexe, home office, or studio, subject to the necessary planning permissions. The current owners also rent additional land to the rear, further enhancing the space available and lending equine possibilities to this well-rounded property.

This exceptional property combines luxury living with countryside serenity, making it a rare find in today's market. With modern central heating, a stylish finish throughout, and vast further development potential, early viewing is essential to avoid missing out.





KEY FEATURES

- Prestigious Detached Property
- Five Bedrooms with Ensuite and Dressing Room to Master
- Circa 2966 Square Feet
- Tastefully Decorated Living/ Dining Room
- Stunning Family Room with Bespoke Kitchen
- Expansive Rear Garden
- Large Outbuilding
- Ample Driveway Parking
- Garage
- Rural Location











