



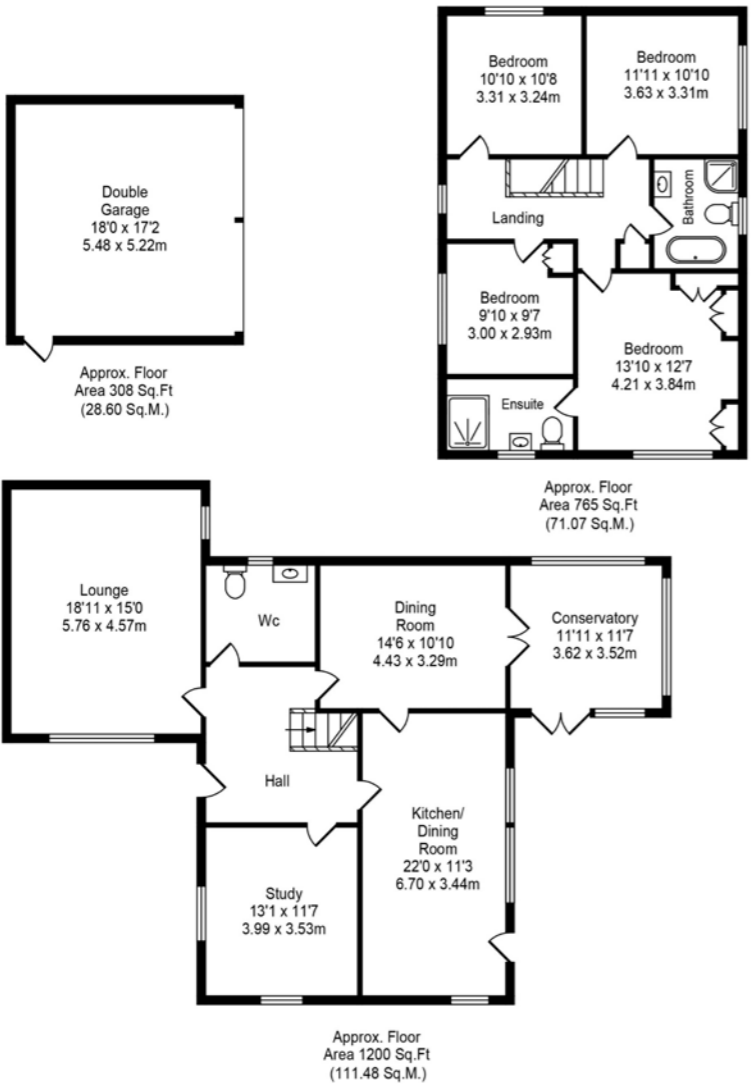
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2273 Sq.ft. (211.15 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.



THE LUXURY PROPERTY SPECIALISTS

The Paddock, Rufford

A&P

Arnold & Phillips are thrilled to present an exceptional opportunity to acquire this pristine four-bedroom detached family home, gracefully situated on a generously sized private plot in the charming heart of Rufford - one of West Lancashire's most sought-after villages. Properties in this exclusive development are a rarity, and this stylish residence offers an impressive 2,273 square feet of living space, meticulously finished to an exceptionally high standard. Every corner of this home is adorned with tasteful decor and quality fixtures, exuding an inviting and sophisticated ambiance.

Upon entering, guests are greeted by an impressive reception hallway featuring a striking central staircase and elegant parquet-style flooring. The expansive main lounge is a true highlight, boasting a beautiful fireplace with a cosy stove-style fire. This impeccably presented room is bathed in natural light, courtesy of dual aspect windows, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. Across the hallway, a formal dining room awaits, ideal for family gatherings, along with a dedicated study for those who require a functional home office.

At the heart of the home lies a stunning kitchen, showcasing a beautiful array of bespoke handcrafted wall and base units complemented by ample workspace. This culinary haven features a range oven, an integrated dishwasher, space for a fridge-freezer, and plenty of room for a dining table, making it a delightful space for culinary creativity and family meals. A convenient downstairs cloakroom/WC adds practicality, while the sunny conservatory at the rear of the property seamlessly connects the indoors to the private gardens, perfect for sunny afternoons.

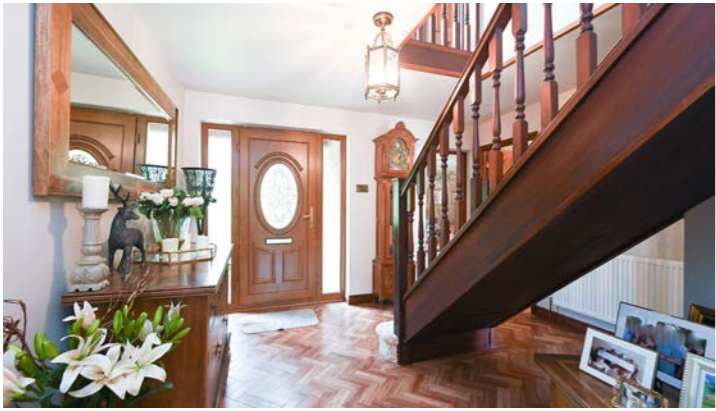
Ascending to the first floor, the landing area leads to four generously proportioned bedrooms, two of which boast quality fitted wardrobes. The master bedroom is a true retreat, complete with a luxurious three-piece en-suite featuring a stylish vanity wash hand basin, low-level WC, and a walk-in glass-screen shower. The three additional bedrooms are well-serviced by a four-piece family bathroom, which offers a corner shower, WC, vanity wash hand basin, and a stunning standalone clawfoot bath - a perfect sanctuary for relaxation.

Externally, the property is set on a desirable corner plot, with well-maintained gardens featuring lush lawns and vibrant borders at the front. The side of the home provides extensive parking for multiple vehicles, alongside a spacious detached double garage equipped with power, lighting, plumbing and drainage. To the rear, the residence enjoys sunny southerly aspects, with beautifully landscaped gardens primarily laid to lawn and enhanced by established planting. A large, paved patio area creates an ideal setting for alfresco dining and entertaining, allowing for cherished moments with family and friends. The home further benefits from Amtico flooring throughout, solar panels with battery storage, loose fill cavity insulation, a Yale wireless alarm system, uPVC soffits, fascias and gutters as well as uPVC double glazed windows.

Rufford is a charming village that beautifully marries the tranquility of rural life with easy accessibility to nearby urban amenities. Known for its scenic surroundings, Rufford is characterised by its lush greenery, pretty homes, and a strong sense of community, making it an ideal place for families and individuals seeking a peaceful retreat.

The village boasts an array of local amenities and is also home to the stunning Rufford Old Hall, a historic National Trust property that offers visitors a glimpse into the area's rich heritage, along with beautifully landscaped gardens perfect for leisurely strolls. For those who enjoy outdoor pursuits the village is surrounded by beautiful countryside, with numerous walking and cycling paths that showcase the natural beauty of the region. The nearby Leeds and Liverpool Canal provides additional opportunities for peaceful walks or leisurely boat trips, allowing residents to connect with nature. Transport links are excellent, with easy access to major road networks and nearby towns such as Ormskirk and Skelmersdale, making the location a convenient base for commuting. The village is also well-served by public transport, ensuring connectivity to larger cities like Liverpool and Manchester.

This immaculate family home is not just a residence; it's a lifestyle waiting to be embraced. Don't miss the chance to make it yours!





KEY FEATURES

- Pristine Detached Home
- Four Bedrooms
- Circa 2273 Square Feet
- Stunning Handcrafted Kitchen
- Desirable Corner Plot
- Beautifully Landscaped Gardens
- Spacious Detached Double Garage
- Extensive Off-Road Parking
- Sought-After Village Location







