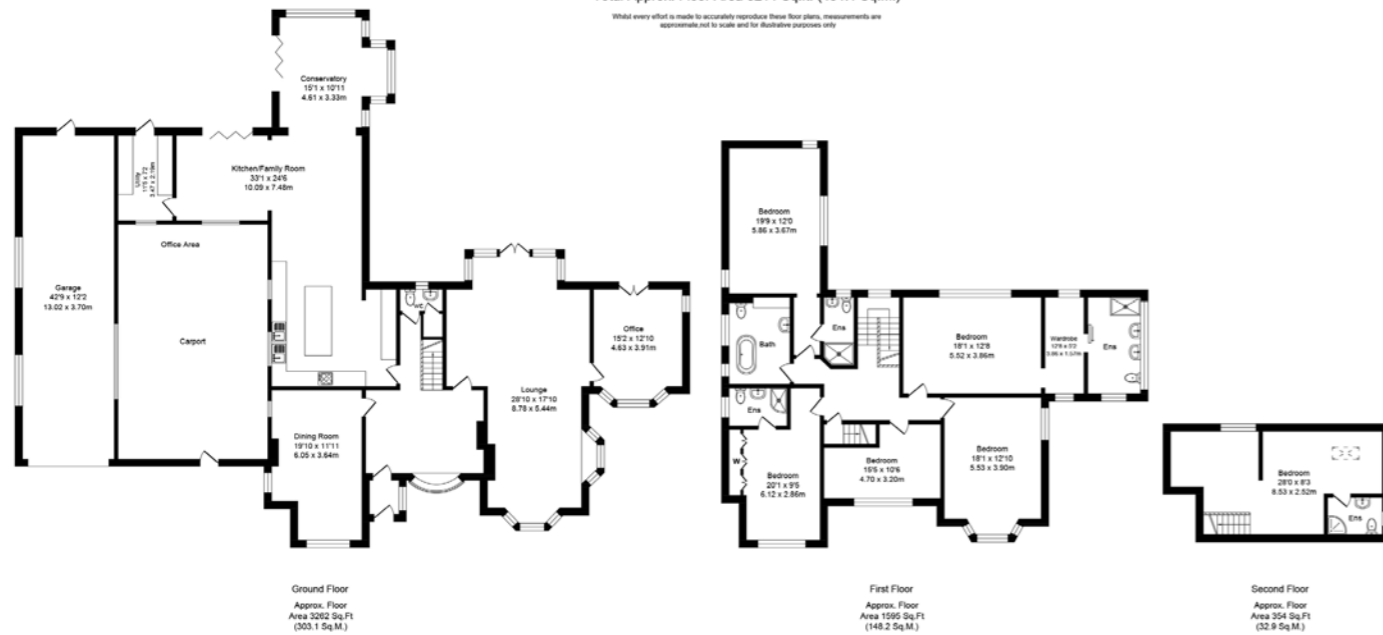




Ormskirk: 01695 570102
 Standish: 01257 422228
 arnoldandphillips.com

Chorley: 01257 241173
 Southport: 01704 778668

Ruff Lane, Ormskirk
 Total Approx. Floor Area 5211 Sq.ft. (484.1 Sq.M.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate and for illustrative purposes only.



Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.

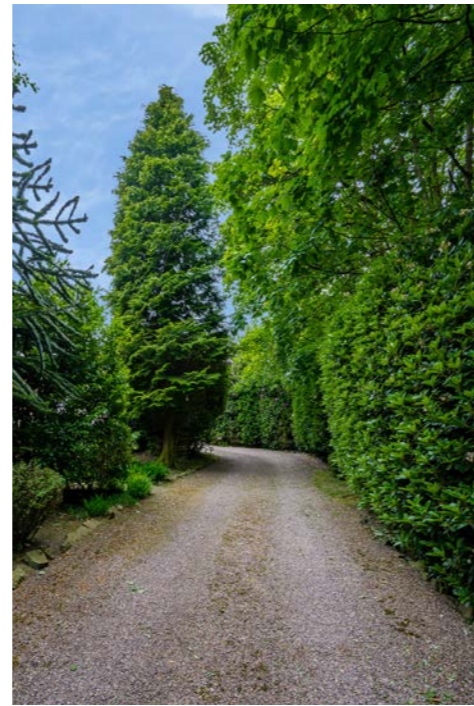
Majestically sited amongst an acre of beautiful gardens and set well back within its private plot on highly desirable Ruff Lane is this stunning period detached home.

The property displays unmatched refinement and comfort with magnificently appointed interiors, rich in comforts and imbued of timeless character and charm. This exceptional residence has undergone an extensive series of improvements during our clients attentive tenure and both the interior and exterior living spaces are architecturally and visually outstanding, with special custom enhancements ensuring this unique home provides a unique quality of life.

Internal inspection will reveal accommodation that briefly comprises, lounge, sitting room, dining room, music room, study, breakfast kitchen and summer lounge, playroom, downstairs WC, six bedrooms, four en-suites and a master bathroom.

Externally there are beautiful gardens with a sweeping driveway leading to a large gravel forecourt and a detached double garage. The rear gardens are a horticulturists delight with an almost parklike feel having swathes of beautifully kept lawns, protected trees and mature borders, there is also a feature coy carp pond and a large patio area for outdoor dining and entertaining and a walled 'Mediterranean' courtyard.

The property rests in a highly desirable location with easy access to the town centre with its many shops, wine bars and restaurants along with excellent local schools and only a short distance to the railway station making it perfect for the commuter.





KEY FEATURES

- Stunning Period Detached Home
- Six Bedrooms and Four En-Suites
- Circa 5211 Square Feet
- Breakfast Kitchen
- Beautifully Kept Lawns and Large Patio Area
- Walled 'Mediterranean' Courtyard
- Sweeping Driveway and Large Gravel Forecourt







