



Maria B Evans Estate Agents Limited

No. 6 The Main Hall, Rufford Park Lane, Rufford L40 1XH

Offers in the region of £360,000

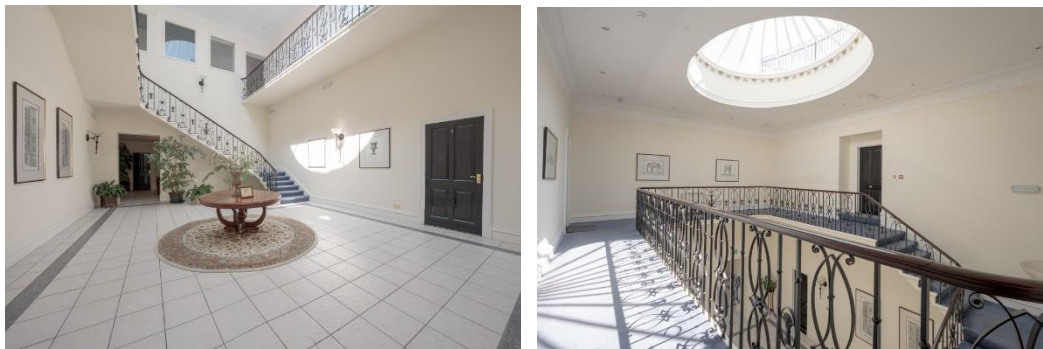


- Elegant, two-bedroom apartment in Rufford Main Hall
- Beautiful Georgian features throughout
- Two generously-sized bedrooms
- Favourable orientation having mostly garden-facing aspects
- Stunning living room with gas fire
- Spacious dining-kitchen area
- Four-piece family bathroom
- Sash windows and high ceilings throughout
- Full access to landscaped and manicured grounds
- Includes access to tennis courts
- Single garage equipped with power and light
- Two allocated parking spots
- Six visitor parking spots available
- Close to Rufford Village, the A59 and the M6 (junction 27)

This elegant apartment, set within the Main Hall and rich in historic charm and character, offers beautifully appointed accommodation throughout. Originally built in 1760 by Sir Thomas Hesketh, the construction of the Main Hall contributed to being granted title as baronet by King George III. The building was later converted into a hospital in the 1920's but today stands as the focal point of a much larger estate with the conversion of the neighbouring Stable block and the new addition of the Courtyard Mews. The six excellent properties within the Main Hall have been meticulously designed with thoughtful restorations of original features throughout and are encompassed by formal gardens, complete with topiary hedges, ornamental ponds, manicured lawns and tennis courts.



Several original features have been carefully restored in the Main Hall, such as the columns and pilasters which flank the entrance door which is equipped with an intercom system. The tiled floor and sweeping staircase leads to a grand galleried landing with an oval roof light allowing natural sunlight to filter in from above. The apartment itself is accessed through a timber door. Once inside, the spacious entrance hallway provides room for greeting guests, removing shoes and coats and guides into the rest of the home. Two glazed insets, a skylight and two pendant lights work to softly illuminate the space, which is warmed by three radiators spread throughout the area. There is also a convenient storage cupboard available.



The formal reception is a bright and airy space with two beautiful sash windows overlooking the formal gardens. An open archway invites into this room, which is perfectly lit by two pendant lights overhead, and has much room for the positioning of furniture around the television. The focal point of the room, however, remains in the gas fireplace with a smooth limestone hearth, surround and mantle.

Steps descend into the stunning kitchen-dining area, another room in which the feeling of space is emphasised by high ceilings and a large sash window overlooking the gardens. Fitted with a light wood-effect flooring, the dining area comprises of an etched sash window to the rear and a radiator. Three pendant lights continue the flow

of the space into the kitchen which kitchen is well-appointed with white wall and base units and finished with a complementary white countertop. The integrated appliances comprise a Neff microwave with oven and grill below, dishwasher, washing machine and Neff four-point electric induction with steel splash-back and extractor fan hood above. In addition, a one-and-a-half bowl sink unit with swan-neck mixer tap and etched drainer to the side is situated in front of a window to the rear of the property. There is also venting for a tumble dryer, a radiator and space for both a refrigerator-freezer and further furniture.



Moving on to the master bedroom, a space which defines sophistication and elegance and is another bright, generously sized room. This also benefits from a sash window with garden views, is warmed by a radiator and lit by a pendant light within decorative coving.



The second bedroom is an excellent double room with ample space for furniture, another sash, garden-facing window, radiator and pendant light surrounded by decorative coving. The loft access is also available from here, which is an insulated space and equipped with a ladder.

The family bathroom is tiled to splash areas in a neutral colour and fitted with a four-piece white suite. This includes a panel bath with monobloc tap, a shower sheltered by glazed panels to either side, a wall mounted wash hand basin and close coupled w.c. It is finished with an extractor fan, chrome heated towel rail, etched windows to the side and lit by recess downlights.

The elegant interior of this home is echoed in its equally striking exterior, starting with the strong sense of arrival felt whilst travelling down the Tarmacadam drive lined by railings to either side. Following this round to the right leads to a turning circle with parking available to the side, having an allocated spot for each apartment

and six visitor parking spots to choose from. Further parking is provided both in front of the single garage and inside which is equipped with power and light.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 999 years from April 1990

We are reliably informed that the Lease is circa £57.00 PA

We are reliably informed that the Lease Charge Renewal is N/A

We are reliably informed that the Management Fee is £230.00 per month

We are reliably informed that the landscaping fee is £85.00 per month

The Local Authority is West Lancashire Borough Council

The EPC rating is not required in a listed building

The Council Tax Band is F

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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