Ian Anthony

1 Church Road, Rufford

Ormskirk

Offers in Region of **£800,000**

1 Church Road

Rufford, Ormskirk

Exceptional four-bedroom detached home on a corner plot in Rufford, with landscaped gardens, spacious living, bespoke kitchen, double garage and versatile outbuilding. Village amenities nearby.
Council Tax band: F

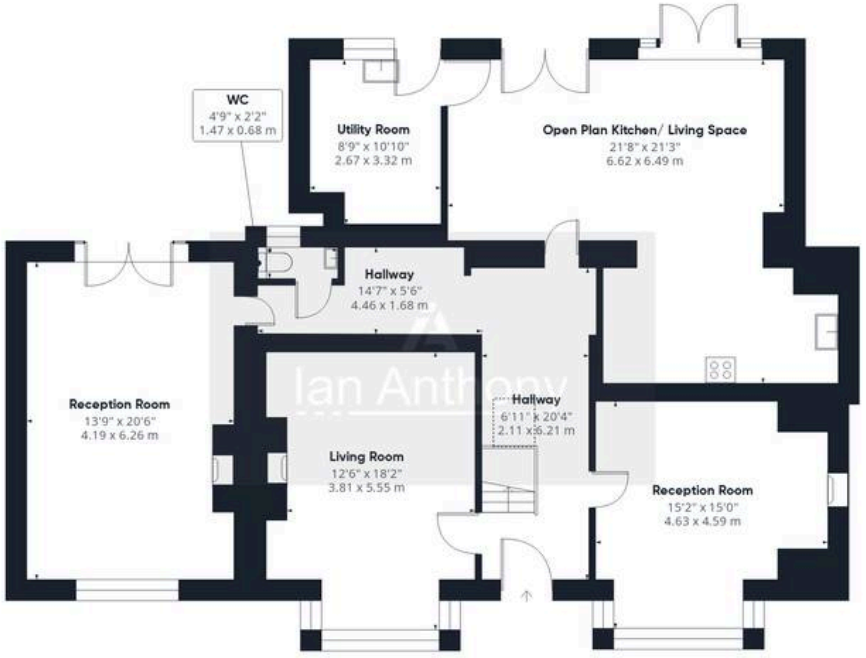
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Exceptional four-bedroom detached family residence occupying a generous corner plot
- Prestigious village location in the heart of Rufford with countryside walks from the doorstep
- Beautifully presented throughout, combining timeless character with high-quality contemporary finishes
- Stunning open-plan bespoke kitchen, dining and family room with premium Neff integrated appliances and Corian worktops
- Four well-proportioned bedrooms and a stylish family bathroom finished to an exceptional standard
- Secure gated driveway leading to a detached double garage, brick-built outbuilding with power and water, plus additional storage
- Electric gates on driveway

TRAIN STATION
MARINA
CHURCH ROAD



Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3

Ian Anthony

Approximate total area(1)

2809 ft²

260.9 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

IAN ANTHONY

5 Burscough Street, Ormskirk - L39 2EG

01695580888

enquiries@iananthonyestates.co.uk

iananthonyestates.co.uk/