



1 Church Road, Rufford

Ormskirk

Offers in Region of £850,000

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Rufford, Ormskirk

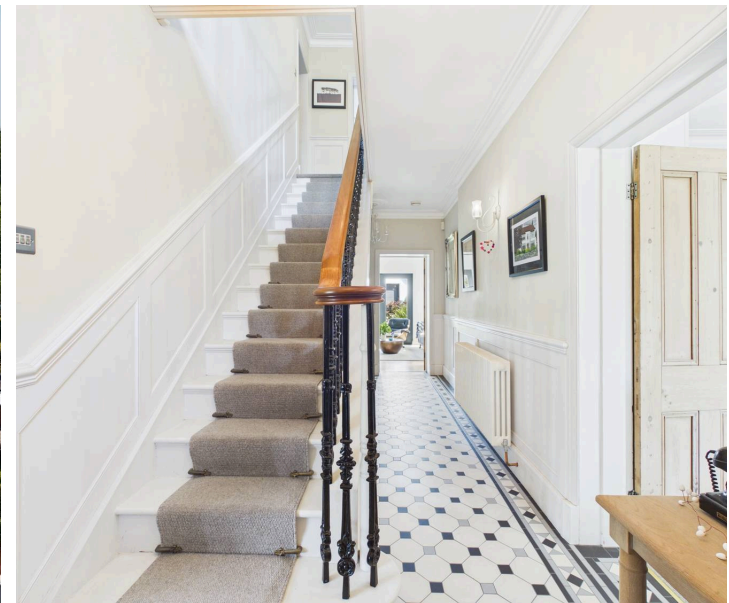
Exceptional four-bedroom detached home on a corner plot in Rufford, with landscaped gardens, spacious living, bespoke kitchen, double garage and versatile outbuilding. Village amenities nearby. Council Tax band: F

Tenure: Freehold

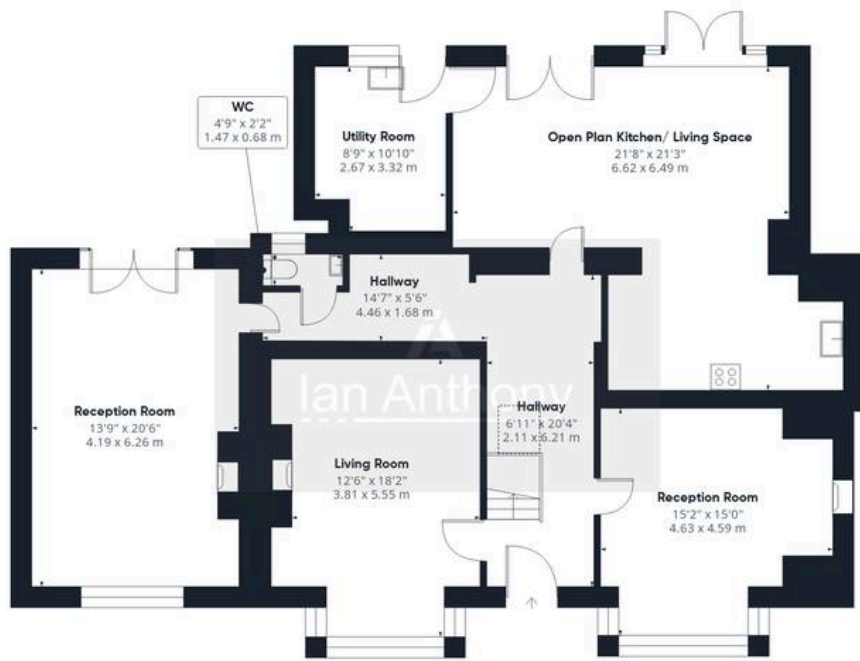
EPC Energy Efficiency Rating: D

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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



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



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