

BRIGHOUSE WOLFF

Holly Villa, 6 Holly Lane, Rufford, Lancashire L40 1SH

£325,000









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A ONCE IN A GENERATION PURCHASE OPPORTUNITY!

A traditional semi-detached family home with extensive gardens extending to approx. 0.3 acres. The house is situated in tree lined Holly lane, in the centre of much sought after Rufford and although requiring modernisation works, has the added benefit of having no further chain delay!

The property is located in Rufford village, which sits upon the West Lancashire plain approx. midway between the two larger villages of Burscough & Tarleton and within commuting distance of Ormskirk, Preston & Liverpool.

The village railway station is set within walking distance and provides easy access into each, whilst the A59 is located locally and provides excellent road links. Edge Hill University, Ormskirk & Southport hospitals and a wide variety of further amenities are located within a relatively short drive.

Sitting on a very well proportioned plot of extensive private gardens, the accommodation briefly comprises; Entrance hallway/conservatory, lounge, fitted kitchen, dining room, ground floor shower room and utility room/office to the ground floor. To the first floor are two bedrooms and family bathroom suite, whilst to the exterior are large workshops/garages and private enclosed gardens - the rear being particularly impressively sized and facing in a sunny southerly direction.

Early viewing is essential, please contact us today to arrange a convenient time to do so!

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ACCOMMODATION

GROUND FLOOR

CONSERVATORY/HALLWAY
Entrance door provides access into the property and all ground floor accommodation. Double glazed windows, ceiling lighting and double doors lead into the rear gardens.

LOUNGE
15'9" x 11'7" plus bay (4.82 x 3.55 plus bay)
Bay window to the front elevation and secondary window provide lots of light. Open fire set in feature fire place and timber surround. Radiator panel, TV point, coved ceiling and ceiling lighting.

DINING ROOM
12'6" x 12'2" (3.82 x 3.71)
Patio doors to the rear elevation lead into the conservatory, under stairs storage cupboard, radiator panel, coved ceiling & ceiling lighting.

KITCHEN
13'3" x 8'10" (4.05 x 2.71)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, sink & drainer unit, electric hob, integrated oven, extractor hood, window and rear door, ceiling lighting.

INNER HALL
Ceiling lighting, access to the shower room & utility/office.

SHOWER ROOM
Shower cubicle with overhead shower and screens, low level wc, wash basin, ceiling lighting.

UTILITY ROOM/OFFICE
17'9" max x 11'9" (5.42 max x 3.60)
Single sink with double drainer, plumbing for washing machine, ceiling lighting, rear timer door leads into the gardens.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to the landing area which in turn provides access to all of the first floor accommodation.

BEDROOM 1
15'9" x 11'9" (4.82 x 3.59)
2 x windows to the front elevation, radiator panel & ceiling light point.

BEDROOM 2
12'1" x 9'11" (3.70 x 3.04)
Window to the rear elevation, radiator panel & ceiling light point.

BATHROOM SUITE
Fitted with a three piece bathroom suite comprising; P shaped panelled bath with overhead shower and glass shower screen, low level wc, wash basin, partially tiled walls, window and ceiling lighting.

EXTERIOR
Front. Wall enclosed garden area which is mainly gravelled and provides parking for several vehicles. The rear garden are extensive and provide excellent private outdoor living space.

GARAGE & WORKSHOP
59'0" x 19'8" approx. total (18 x 6 approx. total)
Located within the rear gardens is a large timber building previously used as a garage and workshop.

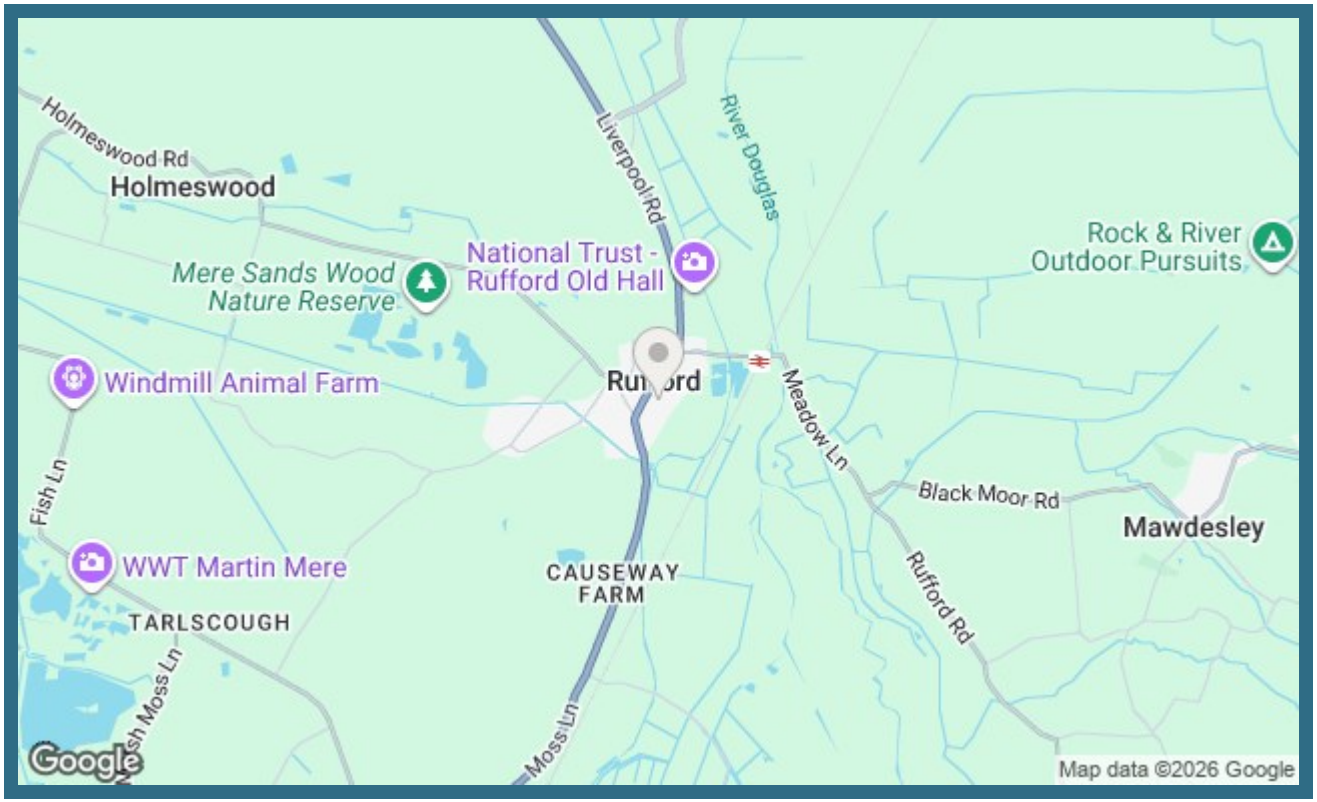
MATERIAL INFORMATION

TENURE
FREEHOLD

COUNCIL TAX
West Lancs. Council 2025/26
Band: C
Charge: £2119.89

CONSTRUCTION
Standard

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk



TOTAL FLOOR AREA : 1496 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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