



Maria B Evans Estate Agents Limited

522 Liverpool Road, Rufford, L40 1SQ

Offers in the region of £435,000



- A charming, spacious and characterful semi-detached home
- Set on the outskirts of the much-loved historic village of Rufford
- Generously spacious living room with multi-fuel burning stove
- Open-plan, well-appointed Shaker style kitchen with dining area
- Orangery extension to rear with oak flooring and lantern roof
- Three bedrooms to the first floor – one double, two single
- Family bathroom plus en suite facility to master bedroom
- Landing with dedicated study area with Velux skylight window
- Extensive, gated driveway parking to the front and side
- L-shaped rear garden, mainly laid to lawn with two raised beds
- Detached outbuilding with power, light and washroom facilities
- Close to local villages and towns for schools and shopping
- Surrounded by idyllic canal- and countryside walks
- Easy access to Preston, Liverpool and wider motorway networks

Welcome to No. 522 Liverpool Road, Rufford, a charming characterful semi-detached home, blending timeless rural charm with thoughtfully designed contemporary living. Set behind a generous, gated frontage with extensive parking, this inviting home offers delightfully appointed reception spaces centred around an impressive open-plan kitchen and dining area, complemented by a splendid orangery overlooking the gardens beyond. Upstairs, three well-proportioned bedrooms are accompanied by a family bathroom and en suite facility to the principal bedroom, whilst outside the generous L-shaped garden is enhanced by a substantial detached home office complete with its own cloakroom, creating the perfect work-from-home environment.

An inviting arrival...

Approached via a five-bar timber gate from Liverpool Road, the property enjoys an impressive, gravelled driveway providing parking for four to five vehicles, setting the tone for the attractive accommodation beyond.

A traditional timber stable door opens into a hand-crafted oak-framed entrance porch, where flagstone flooring combines practicality with rustic appeal. Bespoke fitted furniture provides convenient storage for coats and boots, creating a welcoming introduction to the home.

Beyond, elegant Georgian-style glazed patio doors reveal the principal living room where engineered oak flooring flows beneath exposed timber beams, creating an atmosphere rich in warmth and character. A staircase rises to the first floor whilst a large UPVC double glazed window overlooks the front aspect, filling the room with natural light.

Taking centre stage is an outstanding multi-fuel fireplace, exquisitely framed by exposed brickwork, a substantial stone hearth and a solid oak mantel. Bespoke shelving sits to either side together with attractive timber panelling, creating a wonderful focal point and an ideal setting for relaxed evenings with family and friends.

Designed for gathering...

Timber Crittall-style double doors open into the heart of the home—a well-designed open-plan kitchen and dining space where traditional styling meets modern practicality. Grey shaker-style cabinetry is complemented by solid oak worktops, whilst a contrasting Carrara marble work surface finishes the generous peninsula island, creating both a practical preparation area and an inviting breakfast bar for informal dining.

The kitchen is comprehensively equipped with a Calor gas range cooker, integrated full-height refrigerator and freezer, integrated dishwasher and a Belfast sink positioned beneath a UPVC window overlooking the garden. A boiling water tap provides everyday convenience whilst maintaining the kitchen's clean, timeless aesthetic.

Adjacent, a separate walk-in pantry provides excellent additional storage with tiled flooring and fitted shelving, ensuring the main kitchen remains perfectly uncluttered.

Leading from the kitchen is a practical ground floor cloakroom fitted with a wash hand basin, w.c., useful storage cupboard and has an opaque rear-facing window.

To the rear of the home, the orangery provides an exceptional additional reception area. Timber flooring extends throughout whilst an oak lantern roof floods the room with natural light. Steel Crittall-style doors open directly onto the patio and rear garden, creating a seamless connection between inside and out during the warmer months.

Peaceful places to unwind...

Ascending the staircase, the first-floor landing provides access to all three bedrooms together with a dedicated and naturally illuminated home office area.

The principal bedroom enjoys a pleasant front-facing aspect and offers generous proportions with vaulted ceilings enhancing the feeling of space. Decorative timber panelling adds warmth and character whilst ample room is available for fitted wardrobes and bedroom furnishings.

A private en suite serves the principal bedroom, comprising an enclosed electric shower, wash hand basin and w.c.

Bedroom two is a well-proportioned single bedroom positioned to the rear of the property and benefits from its own separate dressing area, offering flexible storage or study space.

Bedroom three is another comfortable single bedroom, also complemented by a useful dressing area, creating versatile accommodation suitable for children, guests or additional home working if required.

The centrally positioned home office provides an ideal study area overlooking the landing and enjoys natural light from a Velux window, creating an inspiring workspace away from the main living accommodation.

Bathroom comforts...

Tiled to splash areas, the family bathroom is well-appointed with a traditional three-piece suite comprising a panelled bath, wash hand basin and w.c. A useful storage cupboard houses the hot water cylinder tank whilst a Velux roof window allows natural light to fill the room.

Garden living...

Stepping through the orangery doors, a spacious flagstone patio provides an excellent setting for outdoor dining and entertaining whilst enjoying views across the generous rear garden. The L-shaped garden is mainly laid to lawn with mature trees creating an attractive backdrop and a wonderful degree of privacy. Raised planters introduce seasonal colour whilst secure fencing encloses the garden with a double gate providing convenient access to the front of the property.

To one side, a substantial gravelled area offers further versatility for storage, recreation or additional parking if required.

A particular highlight is the impressive detached external building, currently utilised as a dedicated home office. Finished with wood-effect laminate flooring and benefiting from power, lighting and a wash hand basin together with its own cloakroom facilities, this highly versatile space offers endless possibilities as a home business premises, studio, gym or hobbies room.

The surrounding area...

Occupying a desirable position along Liverpool Road in the historic and sought-after village of Rufford – having the National Trust's Rufford Old Hall just a stone's throw away - the property enjoys the perfect balance of rural surroundings and local convenience. Beautiful canal- and countryside walks are available directly from the doorstep, whilst the village itself offers a range of everyday amenities to include a garage with convenience store, shops, cafés, public houses, and an excellent village primary school.

The nearby villages and towns of Burscough, Ormskirk and Southport provide an extensive selection of shopping, dining and leisure facilities, whilst excellent transport links include easy access to the A59, connecting to Preston, Liverpool and the wider motorway network. Rufford Railway Station also provides regular rail services across the region, making the property well suited to commuters whilst retaining its peaceful village setting.

Viewing is strictly by appointment through Maria B Evans Estate Agents

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

The Local Authority is West Lancashire Borough Council

The EPC rating is F

The Council Tax Band is C

The property is served by septic tank

Please note:

Room measurements given in the 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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