

Liverpool Road, Rufford

L40 1SD





Waverley House is an exceptional double fronted period residence offering over 2,200 square feet of elegant family accommodation. With four double bedrooms, beautifully landscaped gardens and woodland walks directly to the rear, this distinguished home enjoys an enviable position just a short stroll from Rufford Old Hall. The tarmac driveway provides parking for up to six vehicles and leads to the garage and welcoming main entrance. Step into the impressive hallway where Karndean flooring sets the tone for the quality found throughout. To the right, the beautifully proportioned sitting room offers an elegant yet comfortable retreat, whilst across the hallway the equally impressive dining room provides the perfect setting for family gatherings and entertaining. To the rear lies the true heart of the home, a superb open plan family living space flooded with natural light and overlooking the glorious gardens. There is ample room for both dining and relaxed seating, whilst the beautifully appointed Wren kitchen features an extensive range of wall and base units complemented by quartz work surfaces, a generous larder cupboard and integrated appliances including refrigerator, freezer and range cooker. Leading off is the practical utility room with additional storage together with space, power and plumbing for further appliances, courtesy access to the garage and an elegant cloakroom comprising wc, wash hand basin on vanity and ladder heated towel rail. Step outside into the stunning rear garden, a private sanctuary designed for both relaxation and entertaining. Multiple seating areas across paved terraces and Gold Coast gravel allow you to enjoy the sun throughout the day, whilst an abundance of mature planting creates year-round colour and interest.



A charming orchard includes cherry, apple, pear, apricot and plum trees alongside walnut, camellia and climbing hops, all complemented by beautifully stocked herbaceous borders. Beyond the garden, woodland walks provide an idyllic extension to this remarkable outdoor space. Back inside, the staircase rises to the spacious first floor landing. The magnificent principal suite enjoys delightful views across the gardens from its Juliette balcony and is complemented by a luxurious en suite featuring a freestanding roll top bath, wash hand basin, wc and ladder heated towel rail. Bedrooms two and three are generous doubles overlooking the front elevation, whilst bedroom four is currently arranged as a dressing room but offers excellent flexibility as a bedroom, nursery or home office. Completing the accommodation is the sumptuous family shower room with fully tiled elevations, rainfall mixer shower in a walk-in cubicle, wash hand basin and wc. Combining period elegance with contemporary family living in one of the area's most desirable settings, Waverley House is a truly outstanding home in the catchment area for excellent schools and within easy reach of primary transport routes.



## HOME TRUTHS

### Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

### Coppull Branch

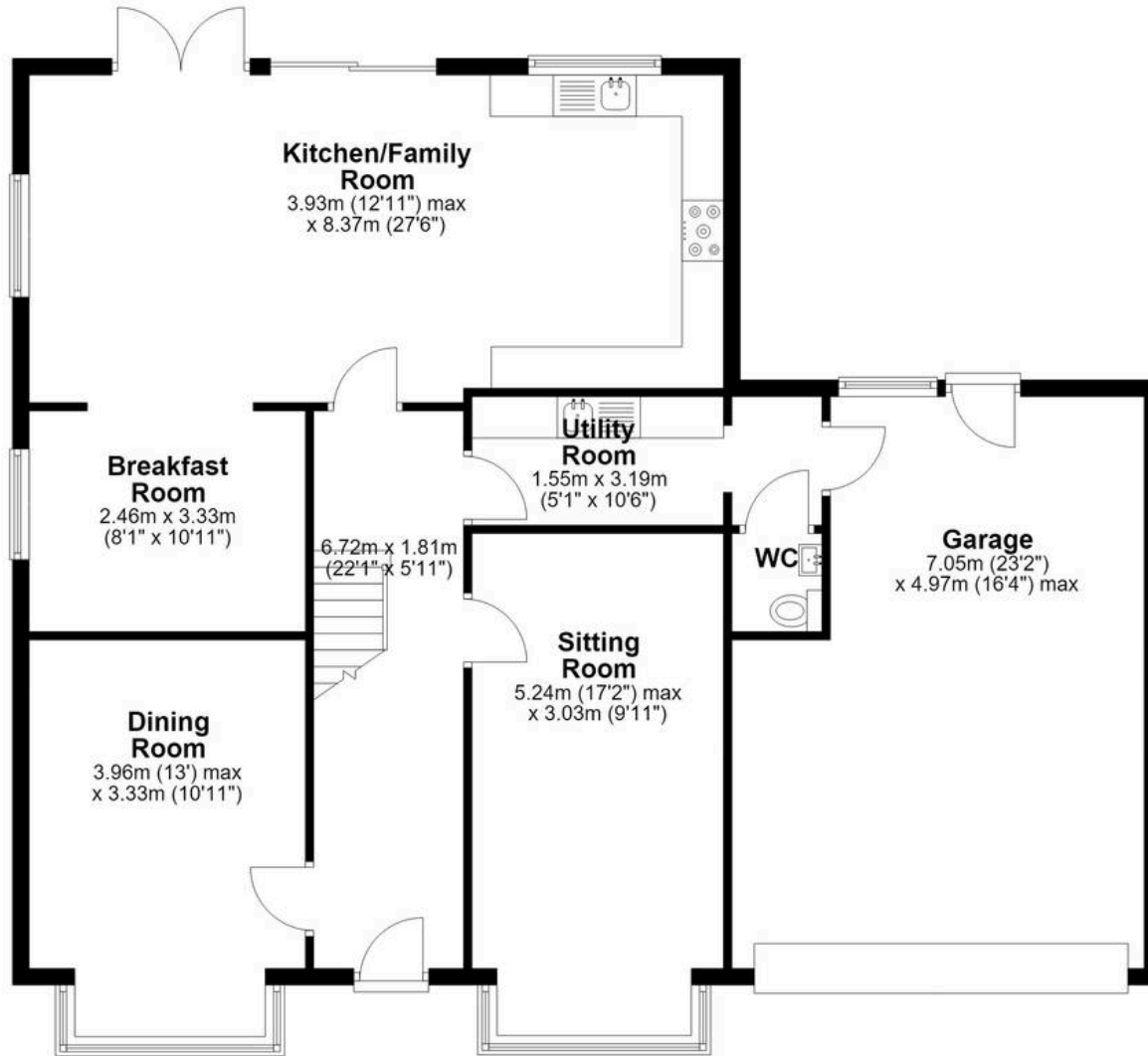
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



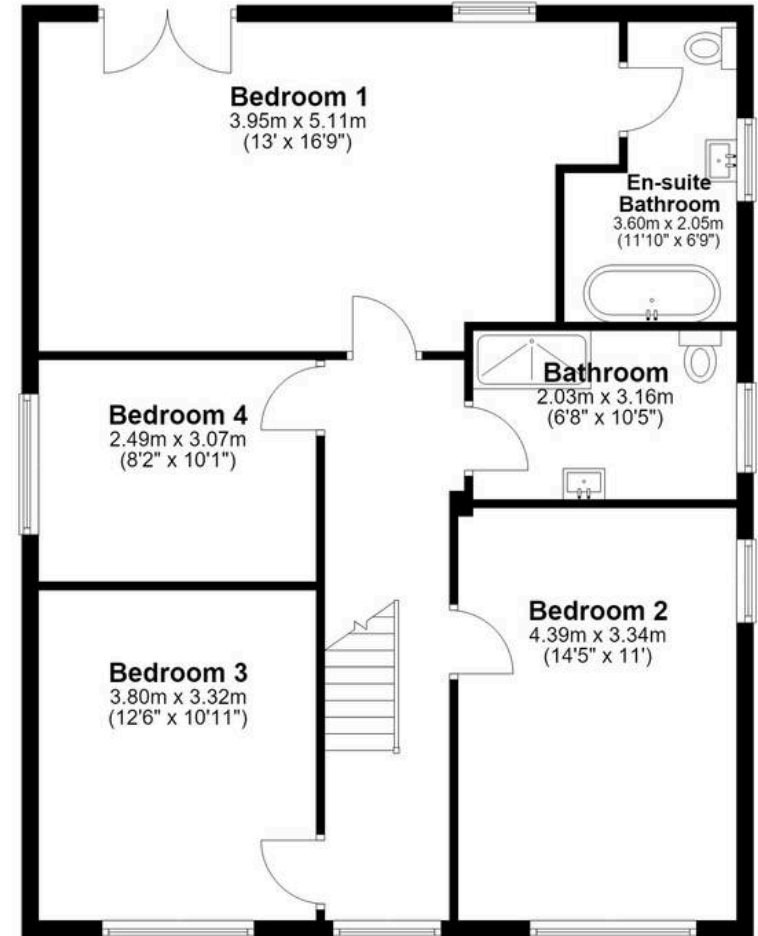
### Ground Floor

Approx. 125.7 sq. metres (1353.5 sq. feet)



### First Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 212.4 sq. metres (2286.0 sq. feet)