

exp[®]

LUXURY

WOODLANDS
FARMHOUSE

56 RUFF LANE,
ORMSKIRK, L39 4UL



WOODLANDS FARMHOUSE, 56 RUFF LANE, ORMSKIRK, L39 4UL

TOTAL APPROX. FLOOR AREA: 2,913 SQ FT + OUTBUILDINGS + GARAGE

WOODLANDS FARMHOUSE IS A SUBSTANTIAL CHARACTER HOME ON ONE OF WEST LANCASHIRE'S MOST COVETED ADDRESSES; WHERE A 0.67-ACRE PLOT, AN OUTDOOR POOL, AND A PLANNING HISTORY THAT OPENS DOORS MOST PROPERTIES SIMPLY DON'T HAVE, SIT QUIETLY BEHIND MATURE TREES ON THE EXCLUSIVE RUFF LANE CONSERVATION CORRIDOR.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

THE PROPERTY

Ruff Lane doesn't need much of an introduction to those who know Ormskirk. It's the kind of road where properties are held for decades, where plots are generous and neighbours are discreet, and where the address alone carries a weight that no amount of renovation can manufacture. Woodlands Farmhouse sits at the heart of that; a pre-1900 detached home that has been thoughtfully evolved over the years into something that works as beautifully as it looks.

Inside, the layout is one of the home's quiet strengths. The ground floor gives you real space with a substantial living room, a separate sitting room, and an open-plan kitchen living and dining area that draws the whole house together. Four generous bedrooms occupy the first floor, served by three bathrooms including two ensembles and a large family bathroom. It's a home that accommodates a busy family life and entertains with equal ease.

But it's outside where the story gets interesting. The grounds extend to 0.67 acres. Private, established, and framed by mature trees and planting that took decades to grow, there's a heated outdoor swimming pool (currently disconnected), outbuildings with considerable scope, and a planning history that is, frankly, the kind of thing buyers spend years searching for.

Previous consent has been granted for four studio apartments and a separate detached cottage. Whether that translates to a rental income stream, a holiday let portfolio, an Airbnb opportunity, or simply a private annexe for family, the groundwork is already done. Few homes at any price point hand you that kind of flexibility from day one.

This is a property that rewards the buyer who looks beyond the immediate and thinks about what it could become on an address that was already exceptional before any of that potential existed.



ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Sitting room
- Open plan kitchen with dining & living
- Separate utility room
- Cloakroom/ wc
- 4 Bedrooms (2 ensuite)
- Large family size bathroom

OUTSIDE

- Approx. 0.67 Acre plot
- Front lawns & mature trees
- Driveway to detached garage
- Multiple cobbled and paved terraces to rear
- Heated outdoor pool (currently disconnected)
- Detached bungalow annexe (with prior planning)
- Detached outbuilding (with prior planning)

DISTANCES

- NEAREST TRAIN STATION: 5 MINS
- NEAREST BUS STOP: 9 MIN WALK
- ORMSKIRK: 10 MIN WALK
- ORMSKIRK HOSPITAL: 4 MINS
- ORMSKIRK GOLF CLUB: 7 MINS
- HURLSTON HALL GOLF & HEALTH CLUB: 10 MINS
- M58: 5 MINS
- M6: 10 MINS
- LIVERPOOL CITY CENTRE: 45 MINS
- MANCHESTER CITY CENTRE: 50 MINS





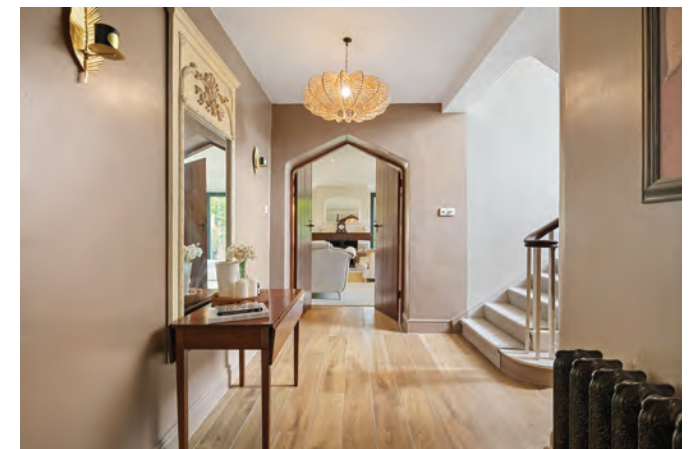
GROUND FLOOR

A traditional solid wood door opens into an entrance hall finished in LVT plank-effect flooring, warm underfoot, practical by design, and the right first impression for a home of this character. A cloakroom WC sits conveniently just off the entrance, finished with an ornate Victorian-style tiled floor, overhead cistern and basin, a considered touch that speaks to the detail running throughout.

The hall draws you naturally into the living room, and it's a space that earns its square footage. Georgian sash windows look out over the rear gardens, dual French doors open onto a terrace at the side, and a stone fireplace with a traditional wood burning fire anchors the room with the kind of solidity that simply can't be added retrospectively. White wall panelling completes the picture; it's elegant without being formal, and equally capable of being both a sun-drenched summer room and a deeply comfortable retreat when the winter nights draw in.

A pair of arched Victorian wooden doors is noteworthy, and these connect the living room to the central hall, where LVT flooring continues and the staircase rises to the upper level. Through a latch wood door, the floors transition to a rich solid wood as you enter the sitting room, which occupies the front of the home with a quiet confidence of its own. Beamed ceilings, a second stone fireplace with wood burning fire, and a more contained footprint give this room an altogether more intimate character. Whether it becomes a large study, a snug or a second reception is entirely the new owner's call but those beams overhead are a steady reminder of exactly how long Woodlands Farmhouse has been here, and how much life these walls have already seen.

The ground floor saves its best for last. Running the full width of the home from front to back, the open-plan kitchen, dining and family space is the kind of room that makes people stop mid-tour. Light oak LVT flooring carries through the full length. The kitchen itself is built around on-trend rich cabinetry, quartz countertops and a large central island with casual seating for two; the natural landing spot for a morning coffee or an evening glass of wine. An induction hob with downdraft extractor keeps the aesthetic clean, a Belfast sink sits comfortably within



the run, and integrated appliances including fridge freezer, wine cooler, ovens and microwave mean the spec is already there.

At one end, the dining area sits beneath Velux skylights that flood the space with natural light, with bifold doors opening directly onto the rear terrace and pool beyond so the connection between inside and outside here is effortless. At the other end, the family room offers a third stone fireplace with wood burning fire and a TV point above, creating a natural gathering space that keeps the room from ever feeling like a single-function kitchen. It's the kind of layout that makes a home genuinely work for a family; everyone can be in the same space without being on top of each other.

Completing the ground floor is a substantial utility room adjoining the kitchen which is well-proportioned enough to serve as laundry, storage and boot room combined, and positioned exactly where it should be for a house that connects as seamlessly to its outdoor space as this one does.













FIRST FLOOR

The staircase makes the ascent worth noting. A traditional roll top banister and half-turn rise carry you up past a sash window that pulls light down to both levels simultaneously; it's one of those small architectural details that makes a house feel considered rather than constructed. The beams that defined the ground floor follow you up here, and the central landing they frame is generous enough to take a statement piece of furniture or a small seating arrangement; the kind of space that feels like part of the home's history. A traditional skylight above filters a further layer of natural light into the heart of the upper floor.

The primary bedroom runs the full width of the home, an impressive footprint that immediately communicates scale. Carpeted, with fitted wardrobes, it's a room that feels calm. The ensuite serves it well in terms of layout with herringbone LVT flooring, a fitted bath, two heritage-style pedestal basins, a separate walk-in shower, heated towel rail and storage cupboard, but it's honest to say that both this ensuite and the shared family bathroom are spaces where a new owner will likely want to put their own mark. The bones and the proportions are great, so they are ready for someone to take it to the level.

The second bedroom has its own ensuite shower room; tiled with a heritage-style WC and basin giving this floor a flexibility that works equally well for guests or older children. Herringbone LVT flooring carries through here too, giving the room a finish that contrasts nicely with the period character of the landing.

The remaining two bedrooms, one with LVT flooring, one carpeted with fitted storage, are well-proportioned rooms that share the family bathroom, fitted with a bath, basin and WC. Again, this is a room with scope to be transformed, and given what surrounds it on this floor, the opportunity to create something special is self-evident.

The first floor of Woodlands Farmhouse does what the best upper floors always do, give plenty of room with ample space to add further storage where it's needed most.











GROUNDS & GARDENS

Woodlands Farmhouse wears its potential openly. What greets you is a plot that has clearly been loved over many decades with mature trees of real stature including a magnificent monkey puzzle, established planting, a kidney-shaped heated outdoor swimming pool set within a generous cobbled and flagged terrace, and two substantial brick outbuildings that frame the rear of the property with a solidity that only age can give.

It is also, in all honesty, a canvas waiting for someone with vision and appetite. The terraces, the pool surround, the gardens and the outbuildings all carry the marks of time and would benefit considerably from a programme of restoration and landscaping. But that is precisely where the opportunity lives because what sits beneath is a plot of 0.67 acres on one of West Lancashire's most prestigious roads, with infrastructure, buildings and a planning history that would cost a significant sum to assemble from scratch.

The front of the house is framed by mature rhododendrons, a front lawn bordered by established shrubs, and the kind of natural screening from the road that takes generations to achieve. A separate driveway from the lane leads through a remotely operated gated entrance to a double garage, practical, private and well-positioned.

To the rear, the kidney-shaped pool is the centrepiece of a cobbled and paved terrace that connects directly to the house via the bifold doors from the kitchen and dining space. Walled boundaries define the perimeter and give the garden a contained, private character. The terracing has scope to be transformed, resurfaced, landscaped and lit into an outdoor entertaining space that would be exceptional at any address, let alone this one.

Running along one side of the plot is the first of two brick outbuildings, a substantial single-storey structure currently in use as a home office and large gymnasium. The office end has been made comfortable, with LVT flooring and a log burner for the colder months. The gymnasium occupies the larger section. Previously, this building held planning permission for four self-contained studio apartments; that consent has lapsed, though the plans remain and reinstatement is considered straightforward. The building's footprint, its construction quality and its existing use all make a compelling case for whatever comes next.

The second outbuilding is a detached brick cottage with lapsed planning permission to be configured as a self-contained one-bedroom annexe with ensuite, open-plan lounge, dining and kitchen space, and a guest WC. Further offerings include shed and wood store, greenhouse and what was once a vegetable garden.





The address speaks for itself, the plot is extraordinary, and the potential across the main house, the outbuildings and the grounds is as substantial and unique. What it needs is a buyer who sees not just what it is today, but what it can be.

ABOUT THE AREA

Woodlands Farmhouse sits within a short stroll of both Ruff Woods and Ormskirk town centre; a combination that is harder to find than it sounds. Ormskirk itself is a genuinely characterful historic market town, with over 800 years behind it and a town centre that balances independent retailers, good restaurants, cafes and pubs alongside its well-known weekly markets. Ormskirk Golf Club is a few minutes away, Hurlston Hall Golf and Leisure Club not much further, and the wider West Lancashire countryside is effectively on the doorstep making the convenience here, quietly exceptional.

TRANSPORT

Positioned just off the A59 with easy access to both the M58 and M6, Ormskirk is well placed for commuters travelling in any direction. Ormskirk train station is a five-minute drive, offering a cross-platform interchange between Merseyrail services from Liverpool Central and Northern Trains from Preston; Liverpool city centre sits around 45 minutes away, Manchester around 50. For longer journeys, direct trains from Liverpool Lime Street reach London in approximately two hours. Liverpool John Lennon Airport is around 35 minutes by car, Manchester Airport around 45. A bus stop is a nine-minute walk from the property.

EDUCATION

The area is well served across all age groups. Locally, Ormskirk Asmall, West End and Church of England Primary Schools all carry Good Ofsted ratings, with secondary options including Ormskirk High School and St Bede's Catholic High. Scarisbrick Hall School, an independent school catering from nursery through to sixth form, is rated Outstanding and is around 15 minutes by car. A dedicated bus service runs from Ormskirk bus station to Merchant Taylors' Independent School in Crosby. Edge Hill University sits within walking distance of Ruff Lane itself, having been named Best Modern University by The Sunday Times.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, Mains gas, Single glazing, Ultrafast broadband (estimated), Alarm. Security lighting, CCTV .

EPC: D

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority:

West Lancashire Borough Council
Tel: 01695 577177

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

WOODLANDS FARMHOUSE, 56 RUFF LANE, ORMSKIRK, L39 4UL

TOTAL APPROX. FLOOR AREA: 2,913 SQ FT + OUTBUILDINGS + GARAGE



GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

