



9 the Stables, Rufford New Hall, Rufford Park Lane, Rufford, L40 1XE

An ideal lock up and leave property in a beautiful parkland setting.

Offers in Excess of £260,000

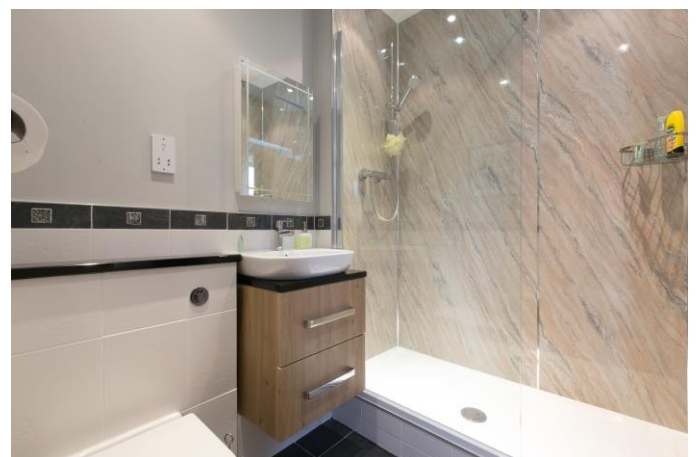
- Character Conversion
- Garage
- Exclusive Development
- Tastefully Decorated
- Two Double Bedrooms
- Pretty Walled Gardens
- Stylish New Bathroom
- 841 SQ.FT

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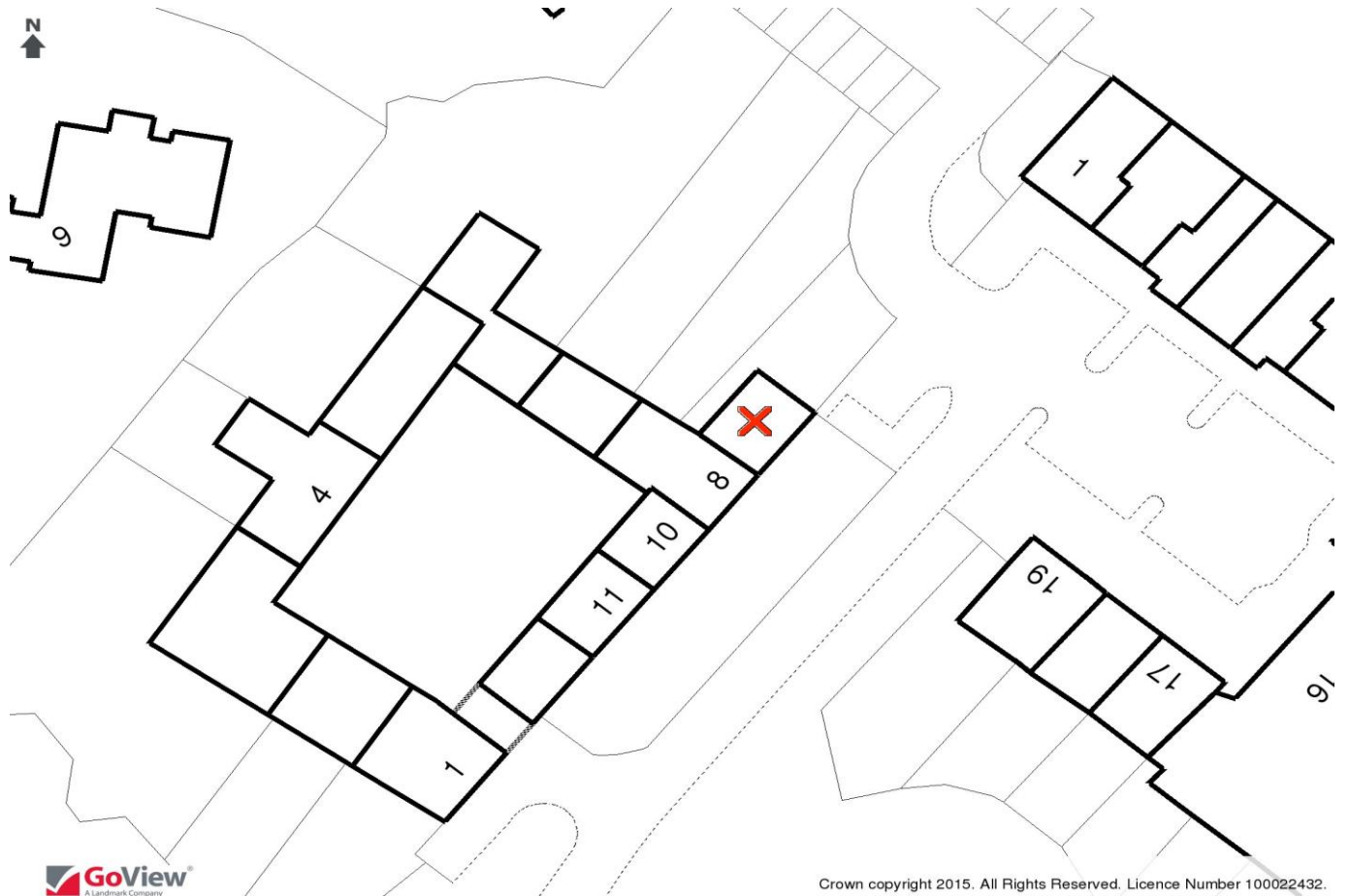
An ideal lock up and leave property in a beautiful parkland setting.



Set within 160 acres of beautiful Parkland in Rufford Village, Rufford New Hall is a stunning development from PJ Livesey, Britain's leading residential conversion specialists. In 1999 the main hall was converted into six glamorous properties, eighteen new homes were built in a new exclusive courtyard setting and the original grand stable block was skilfully converted into twelve mews houses. The country estates formal walled gardens, lawns and tennis court were all returned to their former splendour and are all now available for the exclusive use of the residence. We are delighted to bring number 9 The Stables to the market, a characterful double bedroom mews property. All the Stable homes come complete with a brick built garage and a private parking space situated directly outside the property. The house enjoys a sunny position with two private walled gardens. Sunny mornings are further enhanced as French doors from the lounge open out into the rear walled garden. The accommodation comprises welcoming entrance hallway with cloakroom/wc, a well-proportioned lounge is a wonderful light filled space, with windows on three sides filling the room with natural light and a feature fireplace makes an appealing focal point. The well-appointed fitted kitchen has been designed to incorporate the dining area. The upper floor is home to two well-proportioned double sized bedrooms, the large master bedroom features an extensive range of fitted bedroom furniture. The bathroom has recently been re-modelled with a new luxurious shower room. There is a very reasonable monthly service charge of £60 per month to cover the maintenance to the estate grounds. Rufford village is surrounded by lush green-belt farmland, this pretty semi-rural village has a good village pub, excellent narrow boat marina with tea rooms, general store & petrol station, pharmacy, Mere Sand nature reserve, a village bakery, a historic National Trust property, a beautiful grade II listed church.







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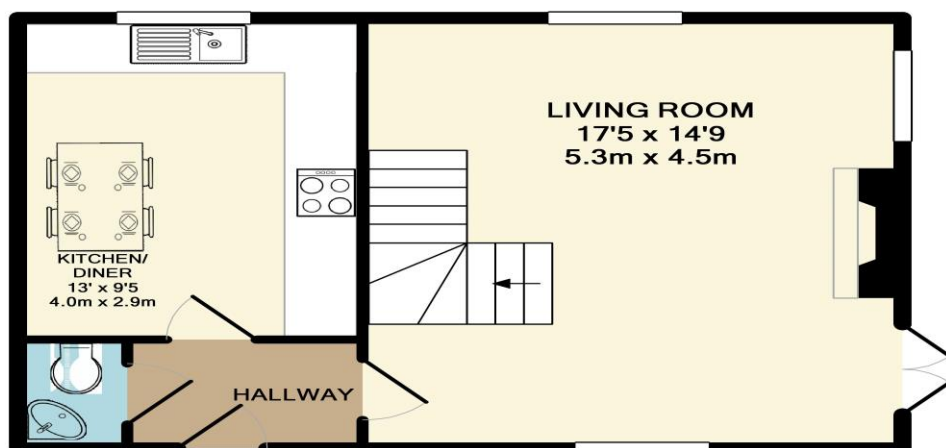


We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements are and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancs: 01695 585258 If there is any point of particular interest to you please contact us and we will be pleased to check the information.

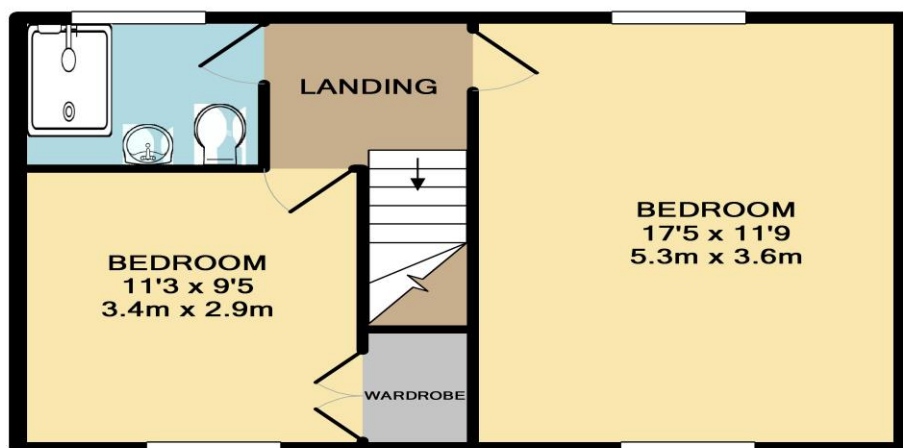
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 69 | 74 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 65 | 70 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to arrange a viewing of this property please contact one of our three local showrooms. Additional information on this property is available at www.reganandhallworth.com

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