



Hesketh Lodge, Holmeswood Road, Rufford, Lancashire, L40 1SS

Offers in the region of £499,995

ANGELA BURNETT
PROPERTY SPECIALISTS

A delightful residence set within a 0.4 acre plot on the fringe of the 160 acre Rufford Park. Once the main lodge house to the family estate of Lord Hesketh, the property has been restored and extended to provide a spacious family home whilst retaining its period charm. Briefly comprising four/five bedrooms, three receptions, and beautifully landscaped gardens overlooking woodland and farmland.

ACCOMMODATION COMPRISES:

A covered entrance porchway with solid wood door leads to:

ENTRANCE HALL

Full length double glazed leded windows overlook the front garden. Two built in cloaks cupboards. Panelled to dado height. Tiled floor. Radiator.

LOUNGE

Double glazed leded bay window and further leded glazed window to front. Stone fire surround with oak mantle, brick inset, housing cast iron wood burning stove set on tiled hearth. Built in shelving. Radiator with ornate cover. Wood flooring.

BREAKFAST KITCHEN

Double glazed leded windows overlooking garden and farmland beyond. Part glazed exit door with leded panels to sides and above to stone paved patio area. Fitted with a range of cream base and wall units to include wine racks and glazed display cabinet. Integrated fridge, freezer, washing machine and tumble dryer. Solid wood work surfaces incorporating one and half bowl sink unit with mixer tap. Breakfast bar facility. Exposed brick inset with oak mantle providing housing for the La Canche range double oven with five burners and grill. Panelled to dado height. Tiled floor. Glazed double doors to:

DINING ROOM

Double glazed windows to side and rear. Feature fire surround with tiled inset. Built in meter cupboard. Wood flooring.

INNER HALLWAY

Wood flooring.

MASTER BEDROOM

Double glazed leded windows to side and rear. Fitted with an extensive range of built in wardrobes providing hanging and storage space. Built in mirror front storage cupboard with shelving. Wood flooring.

EN-SUITE BATHROOM

With access from the Inner Hallway and Master Bedroom. Double glazed opaque window to rear. Fitted with a four piece suite comprising freestanding bath with telephone style mixer tap and shower attachment, pedestal wash hand basin, bidet and low level w.c. Tiled floor.

STUDY/BEDROOM 5

Double glazed leded bay window to front. Tiled inset housing "Godin" ornate woodburning stove. Built in storage with hanging and shelving space. Wood flooring. Radiator. This room could be utilised as a further bedroom.

EN-SUITE SHOWER ROOM

With access from the Inner Hallway and Study/Bedroom 5. Double glazed opaque leded window to side. Corner shower cubicle with sliding door, pedestal wash hand basin and low level w.c. Fully tiled walls and floor. Radiator with heated towel surround.

FIRST FLOOR ACCOMMODATION::

Spindled turned staircase with decorative leded and stained window.

LANDING

Spindle balustrade. Velux window.

BEDROOM 2

Two Velux windows. Beamed ceiling. Built in wardrobes and storage space. Radiator.

BEDROOM 3

Two Velux windows. Beamed ceiling. Radiator.

BEDROOM 4

Velux window. Built in single wardrobe with hanging and storage space. Beamed ceiling. Radiator.

OUTSIDE:

The entrance to the property is at the head of the original driveway leading to Rufford New Hall and is approached via stone pillars with wrought iron gates and railings.

A cobbled driveway provides parking space and leads to the single garage accessed via double opening doors and with personal access door to the rear garden, power, light and inspection pit.

REAR

The rear gardens border the Rufford New Hall woodland and also has views over farmland. There are gardens to front, rear and side.

To the rear a paved terrace provides seating and relaxation space and there is an Italian wood oven with marble preparation surround. An arbour surrounds a pond having a feature stream, and the gardens have been landscaped with gravel and shrub areas for ease of maintenance.

WOODSTORE

A woodstore is situated to the side of the property.

FRONT

The front gardens area gravelled with topiary border and ornamental boxed hedges.

TENURE

We are informed by the Vendor that the tenure of the property is Freehold

This information has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own Solicitor for verification"



12 New Street, Mawdesley, Lancashire L40 2QP Tel: (01704) 821393 Fax: (01704) 821827

www.angelaburnett.com

sales@angelaburnett.com

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