

Traditional Values...
Surprisingly innovative



Holmeswood Lodge
Holmeswood Road
Rufford | L40 1TG



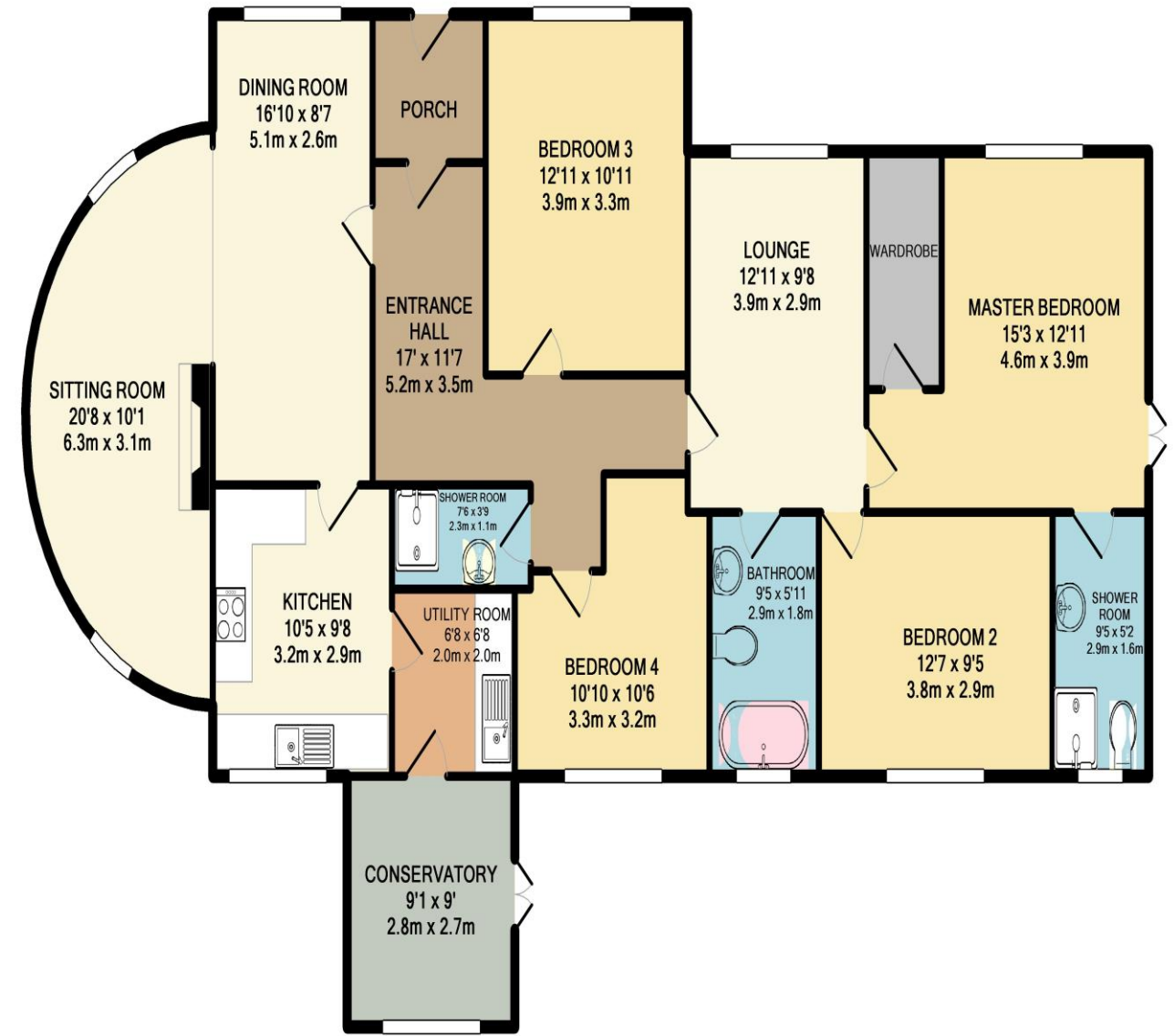
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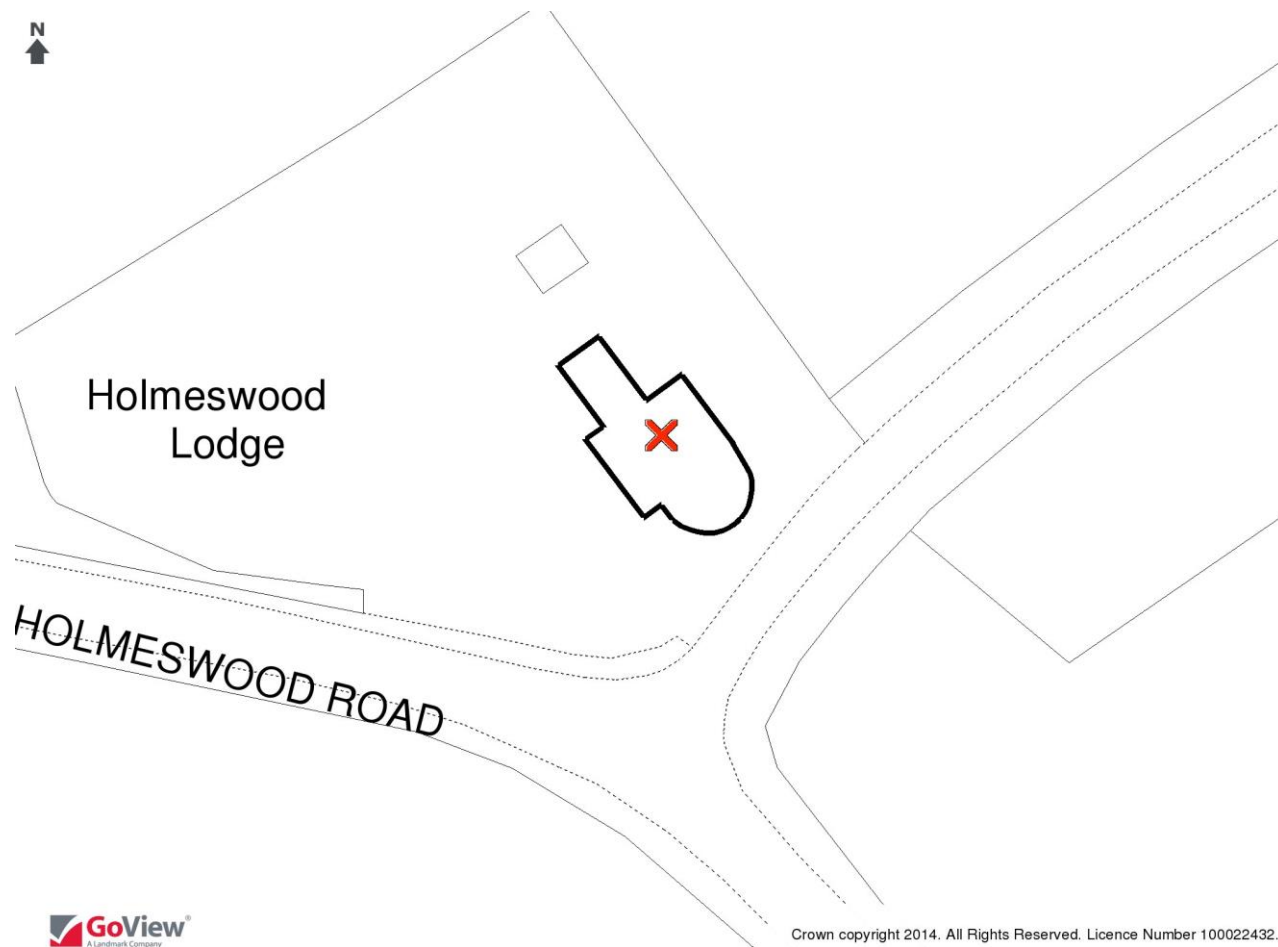


TOTAL APPROX. FLOOR AREA 1500 SQ.FT. (139.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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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 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 Lancashire: 01695 585258 Chorley 01257 515151. 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			
A	91-100		
B	81-90		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81

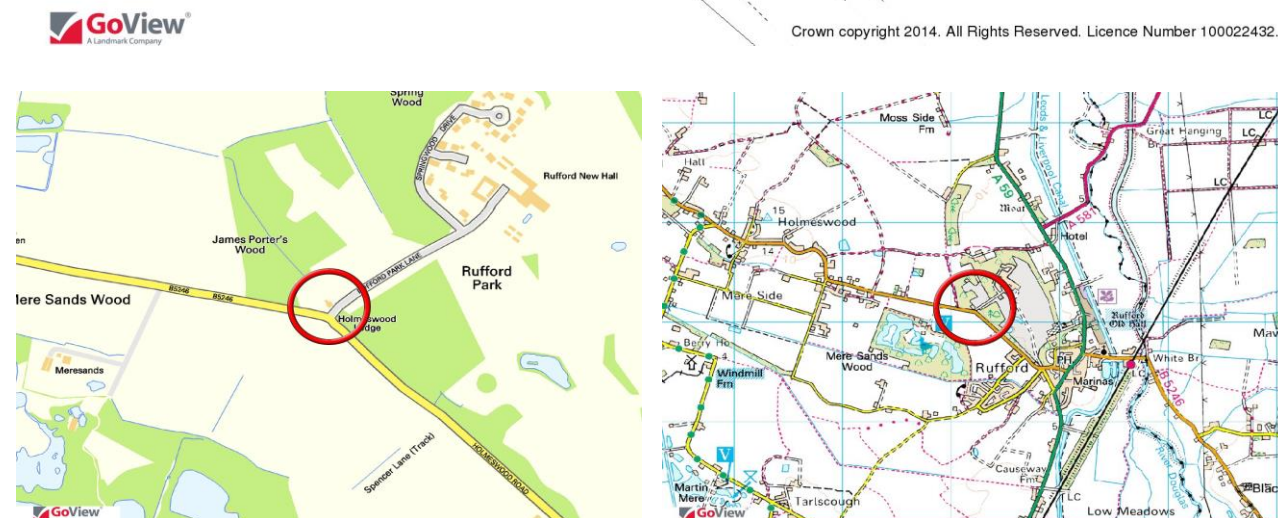


Holmeswood Lodge

Holmeswood Road, Rufford, Lancashire, L40 1TG

An impressive detached stone Lodge House set in 0.65 acres of beautiful gardens

Lodge Houses or Gate Houses would often be found at the entrance to parkland or gentrys Country Estates, they were built with the desire to impress visitors which led to ever greater architectural displays, these little buildings gave scope for architectural experimentation and can be found in a great range of styles and shapes. Though they may have lost their original purpose, many survive today and are amongst the most interesting and appealing of all properties. Holmeswood Lodge was formally part of the 160 acre Hesketh Estate at Rufford New Hall, once a private residence Rufford Park is now one of the most exclusive residential developments in West Lancashire. This elegant home with later additions affords a generous 1500 Sq.Ft of living space with four bedroom accommodation. The Lodge rests on a beautiful 0.65 acres plot surrounded by protected green belt countryside. The mature established gardens are delightful and full of interest with lovely views. Private stone patios provide excellent outdoor entertaining spaces, plus ample parking and a substantial detached double garage are provided. The living accommodation features a reception hallway, three reception rooms highlighted by and striking semi circular living room. There are two shower rooms as well as a main family bathroom, the fitted kitchen benefits from a utility room and double glazed conservatory provides a nice link from the house into the garden.



An impressive detached stone Lodge House set in 0.65 acres of beautiful gardens

- Period detached Lodge House
- Detached double garage
- Four bedrooms
- Three bathrooms
- Beautiful 0.65 acre plot
- Rural views
- Exclusive village location
- 1500 SQ.FT



Asking Price
£425,000

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£425,000

