



Angela Burnett  
PROPERTY SPECIALISTS

## 6 The Courtyard, Rufford L40 1XE

Price Guide £429,950



Situated within the 5-acre gardens of the Grade II listed Rufford New Hall Estate and surrounded by woodland. Within this desirable location is a deceptively spacious and beautifully presented three-bedroom Mews House with views to the rear over the grounds and tennis courts. Built by the renowned P.J. Livesley Group in the year 2000 it presents Georgian style living throughout with allocated parking in front of the property and a garage. Ideally suited to those who love the outdoors, but not the gardening!





Access to the house is through a good sized hall with quality German chestnut oak LVT flooring, and with a deep cloaks cupboard, illuminated for additional storage with shelving and a meter cupboard with a smart meter for cheap off-peak electricity for the EV charger. There is a fully tiled guest WC off the hall. From the hall, access to the kitchen is through a single glazed door, and through double glazed doors to the lounge and dining room.

There are two reception rooms. The main feature of the lounge is the Georgian style fireplace with inset lighting and a gas coal fire, and with full height sash windows and French doors overlooking the grounds and the tennis courts. The dining room is a space of flexible use. Is it just a dining room, or a library, or a study? Matthew Marsden of Eccleston created the fully fitted illuminated library unit with corner display and study desk, and a separate built in glazed storage/display cabinet with storage beneath that hides a pull-out shelf for an office printer. The room is big enough for a dining table that would seat 8/10 people.

The kitchen has double glazed French Doors to the patio and with a full height electric blind. The kitchen units styled in keeping with Georgian style of the house has wall units, two of which are glazed, and base units. The four ring gas hob is inset into a granite worktop with air extractor over and is balanced with a built-in twin oven and grill, fridge/freezer, fitted washer/dryer and dish washer, all manufactured by NEFF, and with a one and a half fitted sink unit. There are tiled walls behind the worktops, a tiled floor, and the kitchen is large enough to have a dining area and occasional seating.

Upstairs, the landing provides access to the bedrooms, family bathroom, and the airing cupboard that contains the Worcester gas boiler that provides central heating to the whole house, and the pressurised hot water system – all controllable remotely by a Hive system. A ladder from the landing provides easy access to a very large boarded` loft area which provides excellent additional storage space.

The main bedroom has an extensive range of built in Georgian style furniture, which includes three double wardrobes, a hidden TV unit with drawers, and a long dressing table. There are two bedside cabinets in the same style. A double-glazed sash window overlooks the lawns and tennis courts to the rear. Within the en-suite bedroom there is a fully tiled VADO Elegance electric walk-in shower with heated towel rail. The rest of the bathroom is half tiled with a built-in low-level WC, and hand basin with drawers under.

There are two further double bedrooms, one overlooking the front, and one the rear. Both have built in Georgian style wardrobes, drawers and bedside cabinets and have double-glazed sash windows. The front bedroom also has a walk in storage cupboard with a light and shelving.

There is a part tiled family bathroom with a 3-piece suite comprising a panelled bath, pedestal wash basin and low-level WC.

The property is approached via a paved pathway from the allocated parking space with small lawns to the side which are trimmed by the Estate. There is a fitted EV charging point. The rear comprises a paved patio area with lighting that leads onto the extensive estate maintained lawns and tennis courts. There is a garage block near the walled garden.

We have been advised by our client of the following information:

The property is Leasehold. Term of Lease 999 years. Years remaining on lease around 964 years

Ground Rent £115.00 per annum  
Service Charges £85.00 per month  
Council Tax Band F

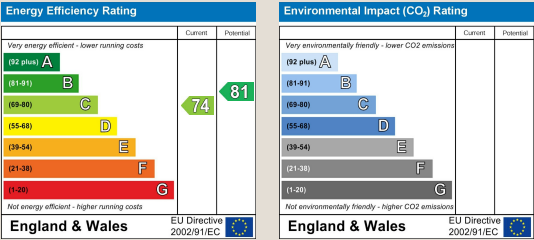
Area Map



Floor Plans



Energy Efficiency Graph



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