



Brookfield, Mawdesley, Ormskirk

Offers Over £475,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and deceptively spacious two/three bedroom detached bungalow, situated in a quiet cul-de-sac in the charming village of Mawdesley, Lancashire. This exceptional home has been finished to an immaculate standard throughout, offering modern living in a picturesque rural setting. Located just a short drive from the neighbouring towns of Ormskirk, Leyland, and Chorley, the property enjoys a wonderful balance of countryside tranquillity and everyday convenience. Excellent travel links are within easy reach, with regular bus services running through the village and train stations located nearby in Rufford and Croston, providing direct connections to Preston, Liverpool and Manchester. For motorists, access to the M6 and M61 is just a short drive away, while local amenities including boutique shops, cosy pubs, countryside walks, and highly regarded schools make this a fantastic location for families.

Upon entering the home, you're welcomed into the entrance hall that sets the tone for the rest of the property. To the front, a spacious lounge awaits, complete with a feature fireplace as a focal point – the perfect spot for relaxing on cooler evenings. The heart of the home lies in the stunning open-plan kitchen/diner/family room, designed and handcrafted by Culshaw Kitchens. This bespoke kitchen boasts integrated appliances throughout, a breakfast bar for casual dining, and a convenient pantry cupboard. The space flows seamlessly into a generous dining area, where large sliding doors open onto the rear garden, and into a cosy family snug ideal for entertaining or unwinding. Back through the main hallway is a contemporary three-piece family bathroom, beautifully finished. A converted garage – affectionately named 'The Gym Bar' by the current owners – currently functions as a gym and social space, but could easily serve as a third bedroom or home office, adding real versatility to the layout.

Towards the rear of the property, a secondary hallway leads to a practical utility room and the luxurious master bedroom. This expansive suite features bespoke fitted wardrobes, a high-spec en-suite bathroom, and patio doors that open directly onto the rear garden – creating a peaceful and private retreat with lovely outdoor views and access.

Moving upstairs, the first floor houses a generously sized second bedroom with a charming vaulted ceiling, offering a light and airy space ideal for guests or older children. Adjacent to this room is a large loft area that has been thoughtfully split into a dedicated study space and an additional store room – perfect for home working or hobby enthusiasts in need of extra storage and functionality.

Externally, the home sits proudly within a well-maintained plot, with a private driveway at the front offering off-road parking for up to three vehicles. The frontage is surrounded by tall, mature hedging, adding a sense of privacy and greenery. To the rear, the landscaped garden has been cleverly designed with easy maintenance in mind, providing a secluded space ideal for outdoor dining, children's play, or simple relaxation.

This truly exceptional home combines village charm with modern comforts and versatility, making it a perfect choice for families looking to settle in one of Lancashire's most desirable rural communities.















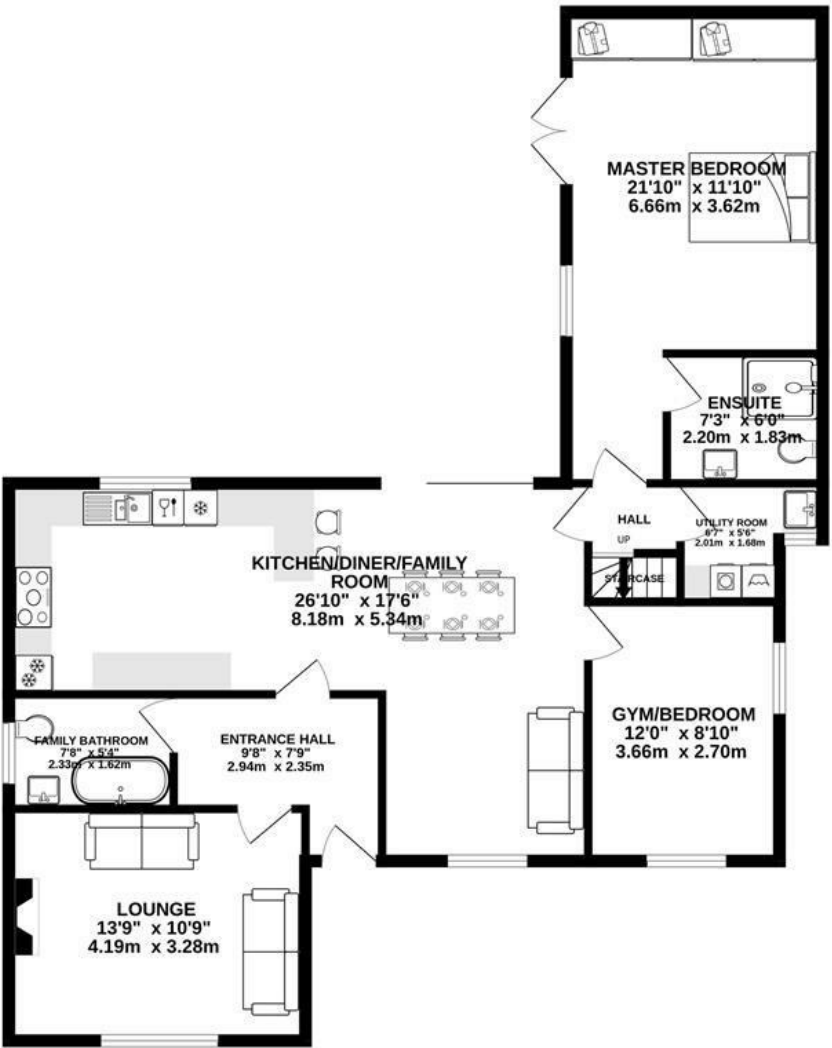




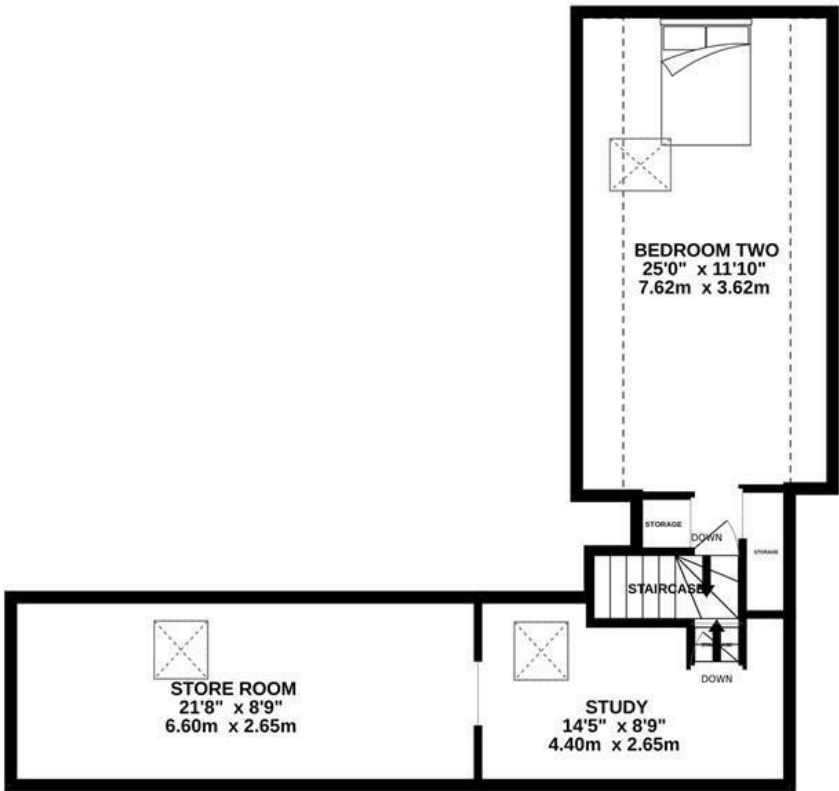


BEN ROSE

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.




TOTAL FLOOR AREA : 1617 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

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