



Sandy Way Manor  
Sandy Way, Holmeswood



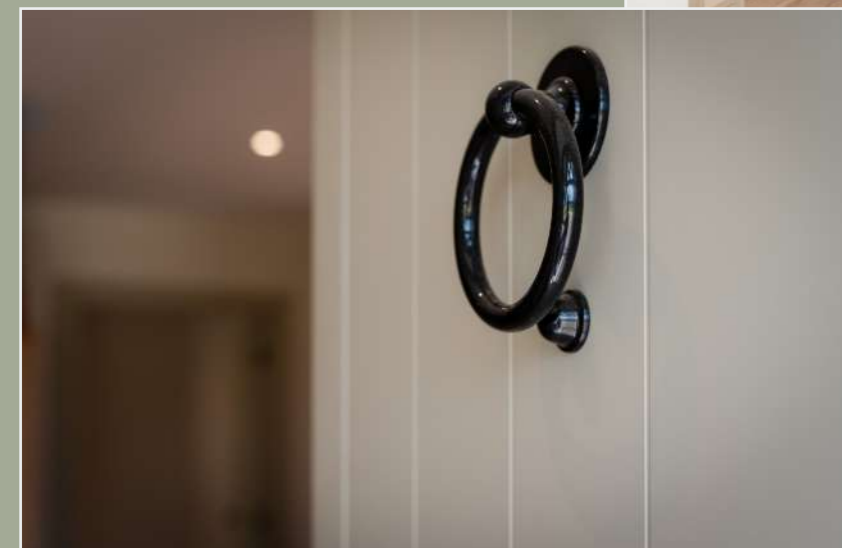
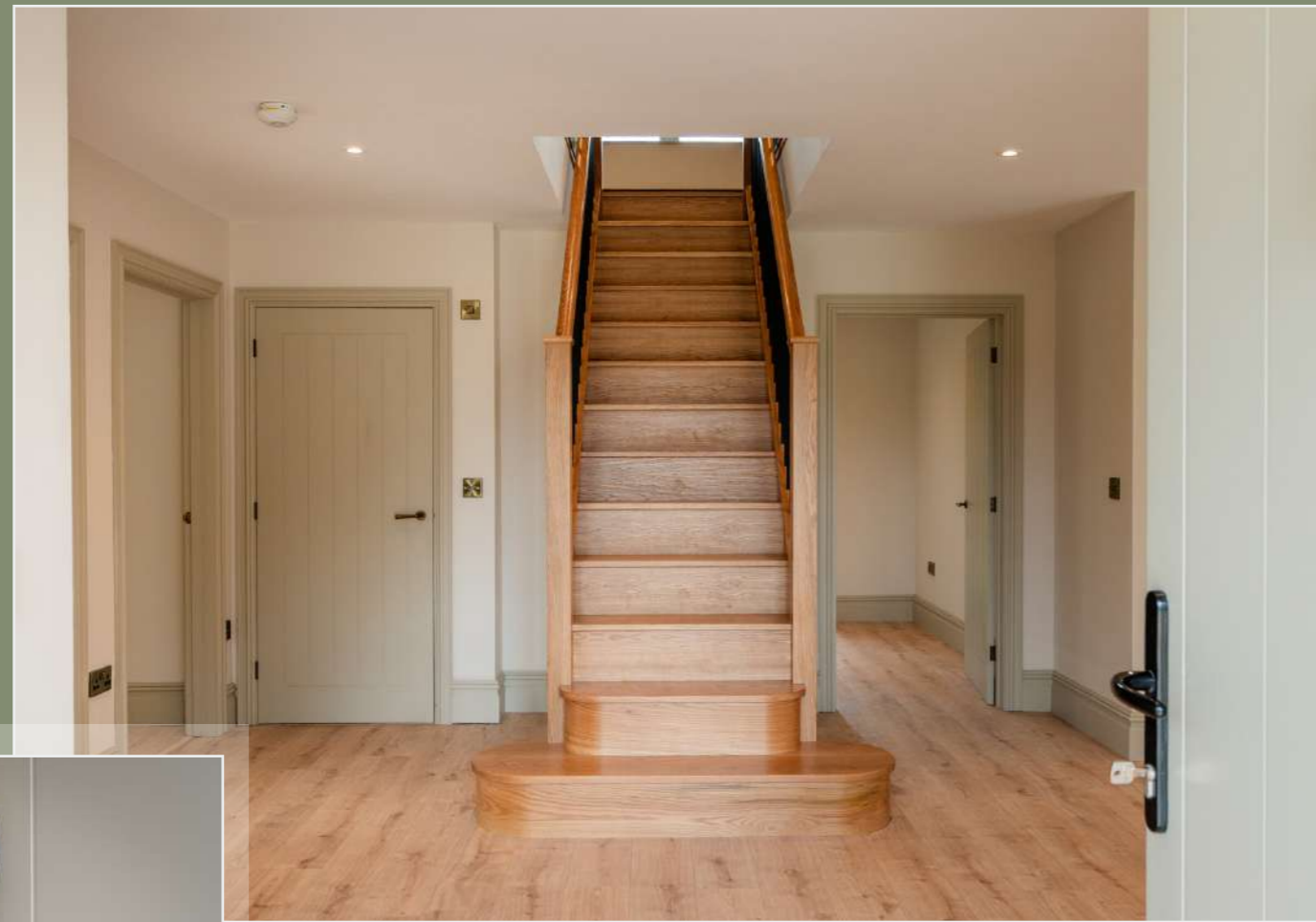
## Built for the Life You Have in Mind

*Some houses are completed. Sandy Way Manor was composed - every detail, every material, every threshold resolved with the kind of quiet conviction that takes years to plan and only one chance to get right.*

There are new homes, and then there are homes that happen to be new. Sandy Way Manor belongs emphatically to the second category. It was designed from the outset with a singular ambition - to build a house of genuine architectural character that belongs to its landscape, not merely beside it. The result is a home that, for all its crisp modernity and uncompromising specification, feels settled rather than just finished. As though it has earned its place in the West Lancashire countryside rather than simply arrived in it.

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The setting is exceptional. Two acres of south-facing land in Holmeswood, a village that sits in one of the quietest, most unspoilt pockets of West Lancashire, with open countryside stretching away to the horizon and a quality of sky and light that belongs to this particular corner of England. The house is set well back from the road, approached through gated brick-pillared access on a sweeping gravel drive that delivers you to the front door with something close to ceremony. The architecture announces itself immediately: charcoal-black timber cladding, a warm terracotta clay-tiled roof, an oak-framed entrance canopy that marks the threshold with understated craft. By nightfall, when the house glows from within against the darkening fields, the effect is nothing short of extraordinary.





Inside, approximately 3,000 square feet of accommodation has been designed and finished to a standard that places Sandy Way Manor in a category very few new homes occupy. Every room has been resolved - not merely fitted out.

The material palette is consistent and considered throughout: Calacatta marble-effect tiling, dark walnut fluted cabinetry, brass hardware, vaulted ceilings, an oak and black-metal staircase of genuine craftsmanship, professional-grade kitchen appliances, and smart home technology integrated invisibly into the fabric of the building.

Underfloor heating runs throughout the ground floor. The specification is, without qualification, exceptional.

*This is a home for those who understand that the best new builds are not defined by what they contain, but by how they are resolved. Sandy Way Manor has been resolved with great care, and it shows.*



## The First Steps -Hall, Staircase and the Promise Within

The entrance hall sets the register for everything that follows. Oak engineered flooring runs underfoot, warm and clean, with brass sockets and switches sitting flush at skirting height - a detail that signals, quietly, the level of thinking that has gone into every surface. The palette is restrained: off-white walls, sage-painted doors with antique brass hardware, recessed lighting above.

The staircase at Sandy Way Manor is, straightforwardly, exceptional. Oak treads and a substantial oak handrail rise between close-set black-painted metal spindles - the balusters fine enough to read as almost architectural, yet substantial enough to carry real craft.



The newel posts are broad and confident. The whole structure is lit from above by a glazed apex window on the landing, the sky framing the stairhead as you climb. A cube-framed black pendant light hangs in the void above the first floor landing. Photographed from above, looking down at the paired handrails converging on the apex, it is one of the most striking architectural moments in the house. Experienced in person, it is better still.

Off the hall, a dedicated home office provides a quiet, private workspace away from the main living areas - a room that acknowledges the way life is actually lived today, without making a fuss about it. The boot room and utility sit adjacent, keeping the practical demands of country living firmly out of sight.



*Open-plan, south-facing, and anchored by a fireplace that rises to the full height of a vaulted ceiling - this is the space around which every other room arranges itself.*



## The Heart of the House - Kitchen, Dining and the Room That Stops You

The kitchen, dining and living space at Sandy Way Manor is one of those rooms that changes the way you think about a house. It is generous - the floorplan gives it over seven metres in length - but what makes it remarkable is not its scale but its composition. The way the kitchen reads as the beginning of something larger. The way the oak island sits within the space as naturally as a piece of furniture rather than a fitting. The way the brick chimney breast at the far end anchors the whole sequence with a solidity and warmth that no material other than brick could provide.

The kitchen itself is a room of genuine ambition. Painted shaker cabinetry in a warm sage and putty finish runs on both sides, with full-height larder units providing serious storage and long lower runs of drawers keeping the surface clean and uncluttered. White quartz worktops are consistent throughout. The island is the centrepiece: a substantial oak-fronted piece with wine fridge integrated within it, quartz worktop above, and bar stools on one long side - the natural gathering point for anyone in the room. A professional stainless steel range sits on the kitchen run, its scale in proportion with the space around it. A traditional butler sink looks out through the window to the garden. Glass dome pendants hang in a row above the island, their brass fittings warm against the pale cabinetry.





Beyond the kitchen, the space opens into the dining and living area, and ahead - through the full-height brick chimney breast - the lounge extension is revealed. The chimney breast is the architectural event of the ground floor. It rises from a recessed log-burning stove at its base, through the vaulted ceiling of the lounge to the full height of the apex, faced in rich, varied brick. It is the kind of fireplace that earns a room rather than simply filling a wall. The log-burning stove sits within it at hearth level - properly proportioned, genuinely inviting.

The lounge extension is a room with its own character. The ceiling rises to a full vaulted apex. Floor-to-ceiling crittall-style doors and glazing span the full garden-facing wall, opening the room completely to the south-facing terrace and lawn beyond. When the doors are open in summer, the distinction between inside and outside dissolves. When they are closed in winter, with the stove burning and the countryside darkening beyond the glass, it is one of the most sheltered and considered spaces imaginable. The large-format marble-effect floor tiles run throughout both spaces, giving the sequence a continuity that makes the combined area feel even larger than its considerable dimensions suggest.



*Step inside and  
the house reveals  
itself immediately  
- a hallway of  
real presence,  
anchored by a  
staircase that is,  
in every sense, a  
piece of craft.*





## The Specification - Nothing Left to Chance

Sandy Way Manor has been built to a specification that reflects both the ambition of its design and the expectations of those who will live in it. Fully integrated smart home systems control lighting, heating, security and access. State-of-the-art security and access technology is installed throughout. Underfloor heating runs across the ground floor, with hi-spec insulation ensuring the house is as efficient as it is beautiful.

Designer fixtures and bespoke joinery feature in every room. The energy-efficient infrastructure is future-proofed - a home built not just for today, but for the long term.



*Smart, efficient, connected and considered - the technology and finish of Sandy Way Manor are as carefully resolved as its architecture.*





*Vaulted ceilings, open countryside views, and an en suite finished to a standard that belongs in a different conversation entirely.*

## The Principal Suite - Private, Resolved, and Quietly Exceptional

The principal bedroom at Sandy Way Manor is the kind of room that makes you stop when you walk in. The ceiling rises in a vaulted pitch above, the white planes of the roofline giving the space a height and openness that a flat ceiling could never replicate. The carpet is deep and warm underfoot. A large window frames a view of open fields and the West Lancashire sky beyond - a view that changes with every season and looks, on a clear morning, entirely unspoilt.

The en suite is one of the finest rooms in the house. Full-height Calacatta marble-effect porcelain tiles cover every surface - floor, walls, shower enclosure - giving the space an almost seamless quality of finish that feels closer to a high-end hotel than a domestic bathroom.

A freestanding bath sits against the tiled wall, its clean white form made more striking by the textured marble behind it. The walk-in shower is enclosed in a brass-framed glass screen - a detail of real quality that elevates the specification from premium to exceptional. A dark walnut fluted vanity unit in a warm wood-effect finish carries a generous white basin, with brass monobloc tap above and a lit circular mirror behind. Brass ladder towel rail, brass wall lights, flush brass sockets. The material palette is consistent, restrained, and completely assured.







*Every bedroom at Sandy Way Manor is a suite. Every en suite has been finished with the same conviction as the first.*



## Further Bedrooms - Four Suites, Each With Its Own Resolve

The commitment to quality does not diminish across the upper floor. Each of the four bedrooms carries the same vaulted ceiling, the same deep carpet, the same oak-doored en suite with the same Calacatta marble-effect tiling, dark walnut vanity and brass fittings. What changes is the light - each room has its own aspect, its own window proportion, its own quality of morning.

The second bedroom is a generous double with its en suite shower room finished in the same full-height marble-effect tiling. Brass-framed shower enclosure, walnut vanity unit, wall-hung WC, brass ladder rail. Third and fourth bedrooms follow the same principle - well-proportioned, well-lit, with the same quality of finish that runs throughout the house. The family bathroom serves the floor with a panelled bath, marble-effect surround, gold ladder towel rail and walnut vanity - a room that would be considered exceptional in most houses of twice this price.

The upper landing deserves its own mention. Arriving at the top of the staircase, the apex window ahead frames a rectangle of sky. The oak and black-metal balustrade continues from the stairs, the cube-frame pendant light above, the bedroom doors arranged with the quiet confidence of a floor that has been properly planned. It is a landing that pauses the house rather than rushing it.









*The grounds at Sandy Way Manor are not a garden - they are a landscape, and they belong entirely to this house.*



## Two Acres, South-Facing, and Open to the Sky

Step outside and the full scale of the plot reveals itself. Two acres of south-facing land stretches away from the rear terrace, the lawn immaculately striped, the post-and-rail fencing marking the boundary of a plot that feels, in this flat Lancashire landscape, genuinely expansive. The southern aspect means the light is on the house and garden from morning until dusk - a quality that photographs cannot fully capture and that only becomes apparent after a day spent here.

The stone-paved terrace runs the width of the house, accessible directly from the lounge extension through the full-width glazed doors. It is a terrace designed for use - generous enough for a table, chairs and space to move, sheltered by the mass of the house behind it, open to the south-facing garden ahead. Beyond the terrace, the lawn runs away towards the paddock - fenced, clear, and available for whatever purpose the next owners choose to give it. For those with equestrian interests, the potential is obvious. For those without, it is simply land - and there is a great deal of it.

The approach from the road is equally considered. The sweeping gravel drive curves in from the gated entrance to the front door, with the formal lawn to one side and the detached outbuilding - dark-clad, large-windowed, and finished to match the main house - sitting to the other. This outbuilding, with its full-width glazed frontage, carries considerable potential as ancillary accommodation, a studio, a home office, or a leisure space of real quality.





## The Approach - A Entrance That Earns Its Place

Gated, unhurried, and set against two acres of open sky - the arrival at Sandy Way Manor tells you everything you need to know before you reach the door.

The journey to the front door begins at the road, where brick-pillared gates open onto a sweeping gravel drive that curves its way to the house across the open frontage. The lawn stretches ahead - immaculate, striped, framed by post-and-rail fencing - and the house sits at the end of it with the quiet confidence of a building that was designed to be approached rather than merely reached. The gravel crunches underfoot. The views open behind you as you walk.

The facade is striking and singular. Dark charcoal timber cladding, laid horizontally in even boards, rises from a course of warm red brick at ground level to the full height of the roofline. Three gabled dormers punctuate the terracotta clay-tiled roof. The windows are crisp and white-framed, generous in proportion. And at the centre of it all, the oak-framed entrance canopy - its raw timber braced in a traditional truss - marks the front door with the kind of handcrafted detail that no specification sheet can fully prepare you for. It is the point at which the architecture becomes personal.





## Holmeswood - The Village That Rural Lancashire Kept for Itself

*Quiet, connected, and surrounded by some of the most unspoilt countryside in West Lancashire - Holmeswood is the kind of place people find and don't leave.*

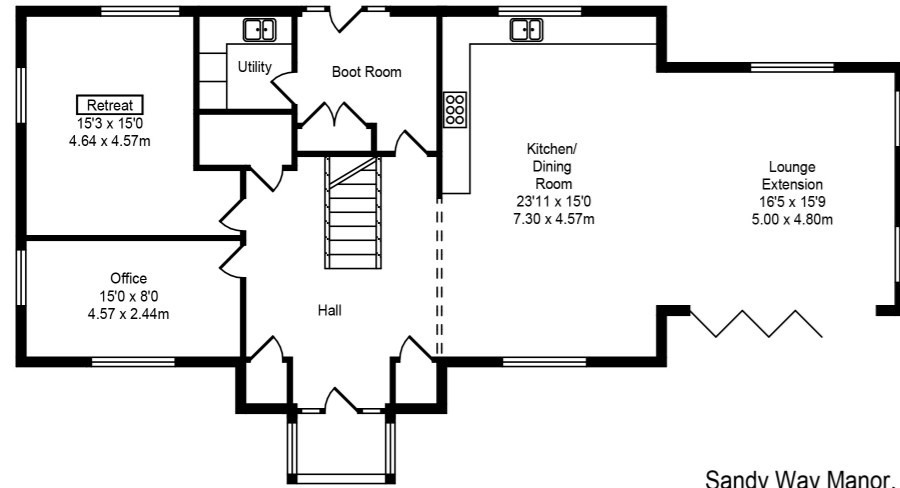
Holmeswood sits at the heart of the West Lancashire plain, surrounded by flat agricultural land, open sky and the quiet lanes that connect it to the wider network of villages that characterise this particular corner of England. It is a small village - all the better for it - with Holmeswood Methodist Primary School at its centre and the kind of community that still knows its neighbours.

Nearby, Mere Brow and Rufford offer further village amenities, while Ormskirk and Burscough provide everything a market town should: weekly markets, independent cafes, farm shops, and the kind of pubs that make Sunday afternoons stretch comfortably into evening. Burscough Wharf - a particular favourite - sits at the canal's edge with artisan bakeries, art studios and boutique stores that feel at odds with the rural surroundings in the best possible way. Rufford Old Hall, the canal at Rufford Marina, and miles of walking and cycling routes through Lancashire's most unspoilt scenery complete a leisure picture that is remarkably rich for a village of this size.

For commuters, the connectivity is quietly impressive. The A59 provides swift access to the M6, with Liverpool and Manchester both within comfortable driving distance. Rail connections from Burscough Bridge and Rufford stations open routes to Preston, Manchester and Southport. The house is further from the noise than most, and closer to everything that matters than you might expect.

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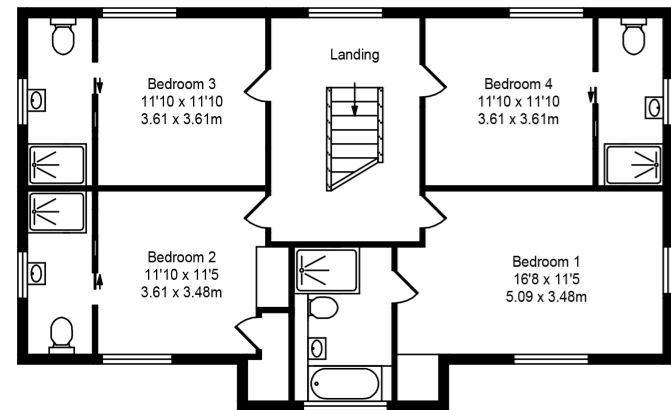
# HOUSE & HERITAGE



Approx. Floor Area 1379 Sq.Ft (128.10Sq.M.)

**Sandy Way Manor, Holmeswood**  
Total Approx. Floor Area 2477 Sq.ft. (230.11 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 1098 Sq.Ft (102.00Sq.M.)



## Finer Points

An exceptional newly completed four-bedroom, four-bathroom detached home of approximately 3,000 sq ft, set within two acres of south-facing grounds in the sought-after West Lancashire village of Holmeswood

Striking architecture throughout - charcoal black timber cladding, warm terracotta clay-tiled roof, and a handcrafted oak-framed entrance canopy delivering immediate and lasting kerb appeal

Spectacular open-plan kitchen, dining and living space with bespoke painted shaker cabinetry, oak island with integrated wine fridge, professional range, butler sink and white quartz worktops throughout

Vaulted lounge extension with full-height crittall-style glazing opening directly to the south-facing terrace and gardens, anchored by a dramatic full-height brick chimney breast and log-burning stove

Showpiece oak and black-metal staircase, lit from above by a full-height apex landing window- one of the finest examples of new-build craftsmanship in the region

Principal bedroom suite with vaulted ceiling, open countryside views, and a fully tiled Calacatta marble-effect en suite with freestanding bath, brass-framed walk-in shower and dark walnut fluted vanity

Three further en-suite bedrooms, all with vaulted ceilings and finished to the same uncompromising specification - brass fittings, marble-effect tiling and walnut cabinetry throughout

Fully integrated smart home systems, underfloor heating, state-of-the-art security, designer fixtures and bespoke joinery - a specification that leaves nothing to chance

Two acres of immaculate south-facing grounds with sweeping gravel drive, gated brick-pillared entrance, stone terrace, post-and-rail paddock and a substantial detached outbuilding with glazed frontage

Privately positioned in Holmeswood with open countryside outlook, yet within easy reach of Ormskirk, Burscough, the M6 and rail connections to Manchester, Liverpool and Preston



**Sandy Way Manor**  
Sandy Lane, Holmeswood  
West Lancashire, L40 1UF.



# HOUSE & HERITAGE