



RAVENSWORTH
Gorsey Lane, Mawdesley




RAVENSWORTH
2026



A modern country stronghold of stone, space and rare village-edge privilege

Ravensworth is a brand new four bedroom, 2920 square foot country house, commanding around two thirds of an acre in one of Mawdesley's most coveted village edge positions.

Bold, stone built and deeply rooted in its setting, its confident silhouette feels as enduring as the castles its name quietly evokes. Set discreetly behind private gates on Gorse Lane, the house is conceived on a grand domestic scale, with generous frontage, a large plot and a commanding rural edge presence that feels unequivocally country house. Hand-laid tumbled stone, natural slate roofing and carefully proportioned elevations create an immediate sense of weight and permanence, while refined detailing and modern construction quietly promise the comfort, efficiency and ease expected of a truly best-in-class home. Italian porcelain floor tiling extends through the hallway, kitchen and bathrooms, combining practicality with a timeless aesthetic. In addition, the developer will commission and include full drawings for a professionally designed garden scheme by a leading garden design specialist, with implementation of the scheme itself remaining at the purchaser's cost.

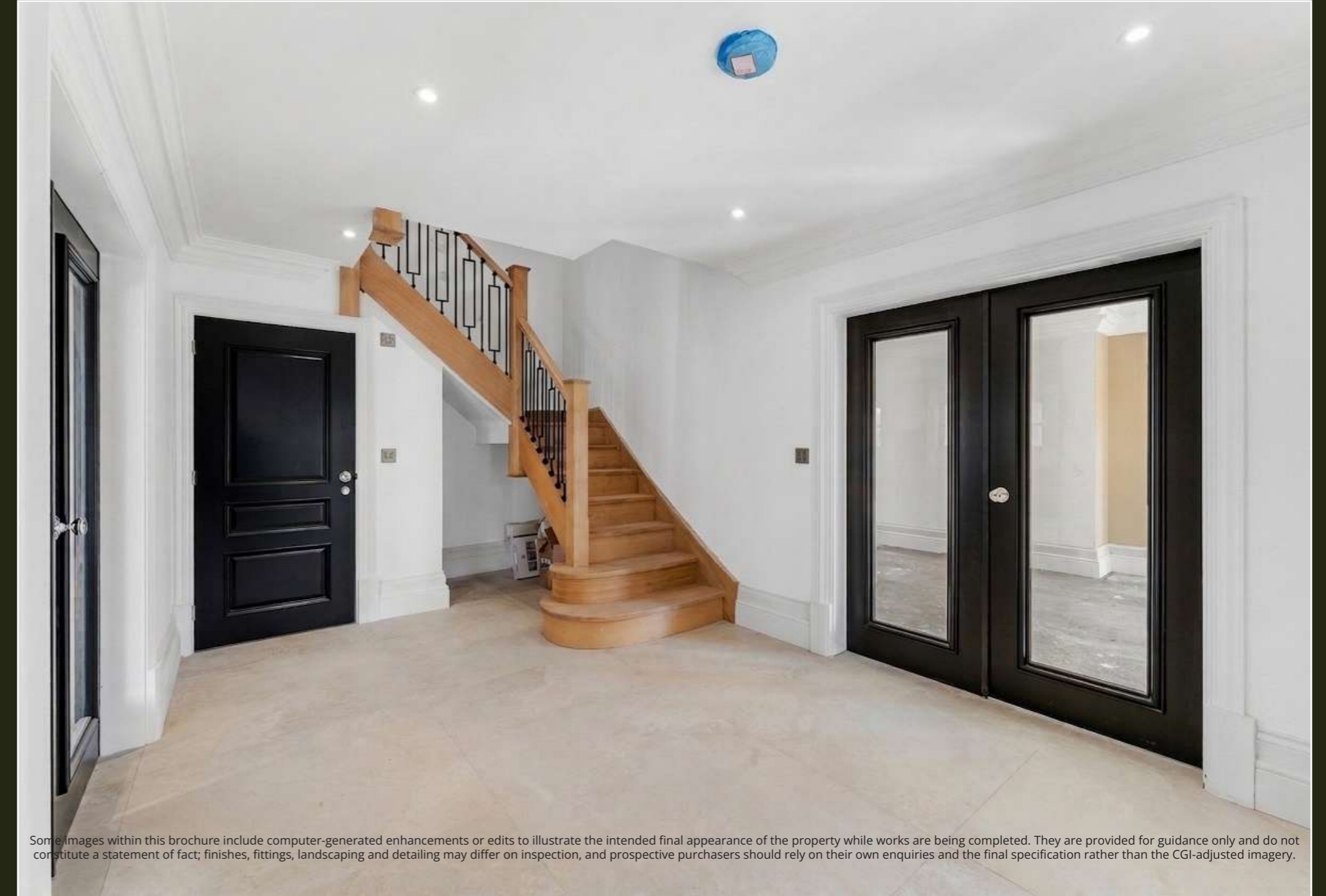
Outside, Ravensworth enjoys expansive, principally lawned gardens with a high degree of privacy, ample forecourt parking and a detached double garage, all set against open views over adjoining Green Belt farmland that underline its countryside credentials while retaining practical connectivity. From this quietly exclusive setting, the house is still comfortably walkable to Mawdesley's village centre, placing pubs, amenities and everyday essentials within easy reach and reinforcing its appeal as a refined yet practical family home.

A reception hall that sets the tone for modern country luxury

The reception hallway at Ravensworth sets an immediately impressive tone, opening through double doors into a broad, light filled space framed by deep skirtings, tall architraves and crisp white walls ready to receive the purchaser's chosen finishes. A beautifully crafted oak staircase with elegant wrought iron balustrades rises gently from the hall, its sweep adding both warmth and a subtle sense of theatre, while a series of glazed internal doors in a contrasting dark finish draw the eye through to the principal reception rooms, creating long sightlines and a lovely flow for entertaining.




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Conveniently positioned off the hall, the cloakroom and guest WC continue the same level of considered detailing, with a sculptural circular basin, wall mounted brassware and contemporary slatted wall panelling giving the space a boutique hotel feel that is both indulgent and practical for day to day family life and visiting guests alike.



A light filled reception rooms where everyday living flows effortlessly into the garden

The principal lounge and adjoining garden room form a beautifully adaptable sweep of living space, running the full depth of the house and framing views to the gardens at both the front and rear. Crisp white walls, deep skirtings and generous ceiling heights create a calm, gallery like backdrop ready for the purchaser's chosen flooring and furnishings, while multiple sets of glazed doors and full height windows draw light throughout the space and invite effortless circulation between the two rooms.



In the garden room, a part vaulted ceiling with inset rooflights and a run of tall picture windows amplifies the sense of volume and daylight, making it a natural destination for relaxed family time, dining or entertaining. Twin sets of glazed doors open directly from the lounge onto the patio and lawn, blurring the line between inside and out and allowing the rooms to work as one generous, indoor outdoor living and entertaining space.





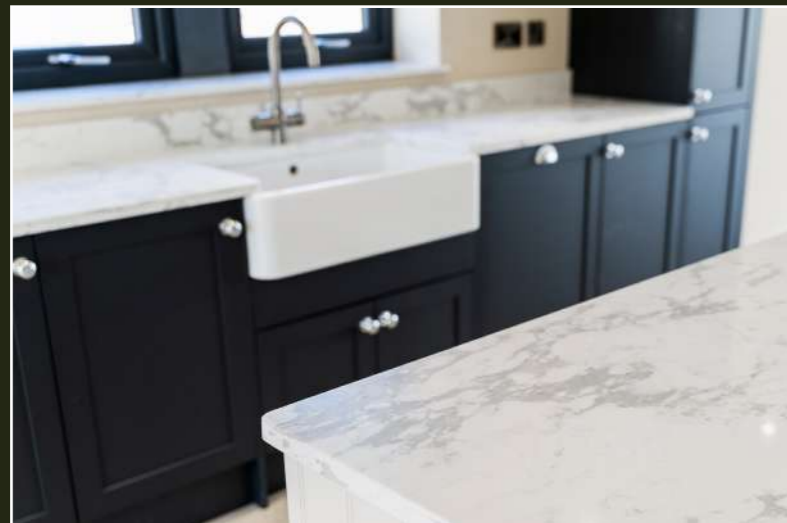
Elevated living with a beautifully crafted cook's kitchen

At the heart of Ravensworth, the kitchen and open plan living space are conceived as a single, expansive everyday hub, running the full width of the house and opening through wide glazed doors onto the rear terrace and gardens. A large central island with granite worktops forms the natural gathering point for family and guests, surrounded by a run of bespoke cabinetry in a sophisticated two tone palette that balances country house character with a clean, contemporary edge. The specification is set to include a full suite of Neff appliances, a fitted dishwasher and integrated tall fridge and tall freezer, ensuring the space performs as well as it looks for both day to day cooking and larger scale entertaining.

The adjoining living and dining area is flooded with light from multiple windows and the full height glazing to the rear, creating generous areas for relaxed seating, informal dining and children's play, all within sight of the kitchen. Off the main kitchen, a well proportioned utility room provides valuable back of house space, with matching cabinetry and worktops, an additional sink and appliance space, ideal for laundry, boots and dogs, keeping the main living area beautifully uncluttered



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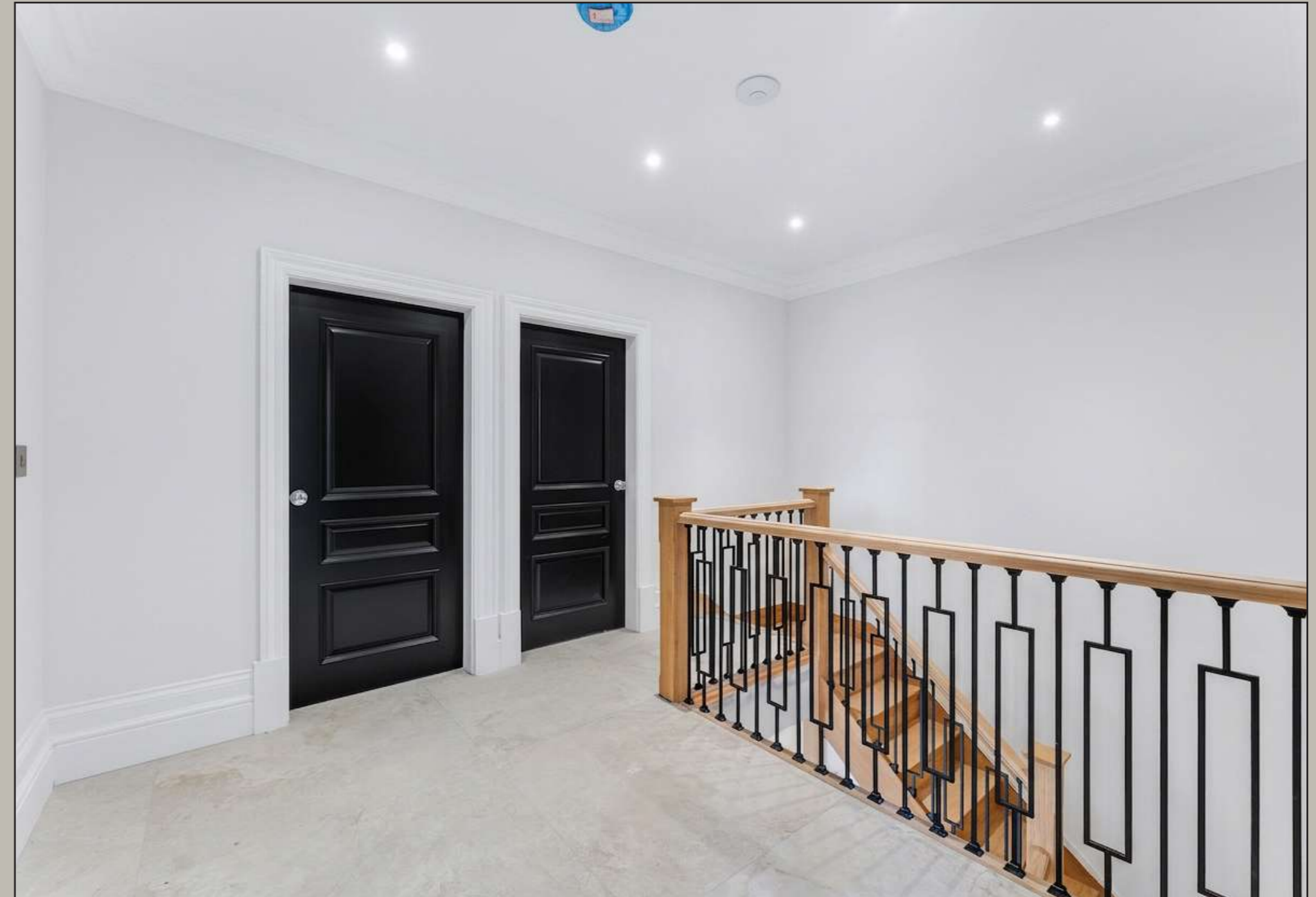


An upper level designed for rest, privacy and unhurried mornings

A gently rising oak staircase with bespoke black metal balustrades forms a strong architectural spine through the house, its clean geometry and warm timber handrail giving a quietly luxurious feel to everyday comings and goings. At first floor level it arrives on a generous landing, finished with the same crisp cornicing and deep skirtings as the ground floor, and from here there is direct access to all four bedrooms, reinforcing the sense of a well considered, family friendly layout.




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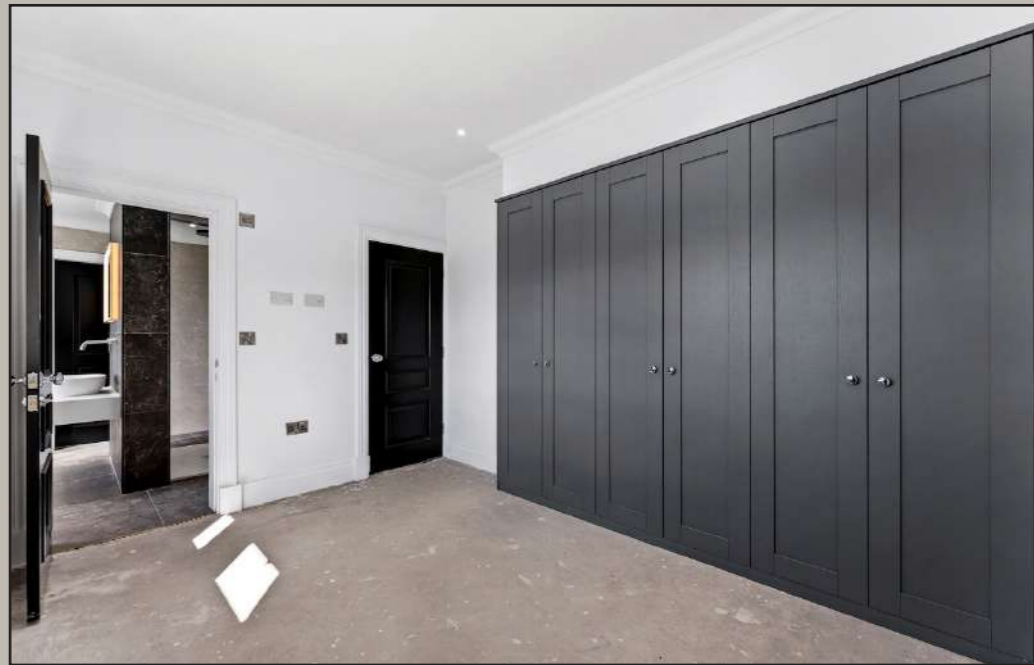


Four generous bedrooms, perfectly planned for storage, sleep and sanctuary

The first floor offers four genuinely generous double bedrooms, each combining calm, neutral decoration with bespoke fitted wardrobes that maximise storage while keeping floor space clear for furniture and circulation. Thoughtfully arranged off the central landing, they are positioned to take in a variety of aspects over the gardens and surrounding countryside, with wide picture windows, deep skirtings and recessed downlights giving a quietly luxurious, hotel like feel.

To the rear of the home, the principal suite enjoys a beautiful outlook, with a dedicated dressing area lined with full height wardrobes creating a refined, boutique dressing room approach to the bedroom and its en suite. The remaining three double bedrooms each have their own fitted wardrobes and individual en suite facilities, ensuring every member of the household benefits from both abundant storage and the comfort and privacy of their own bathroom.

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Curated en-suites with a quiet, hotel-luxury mood

The three en suites at Ravensworth feel closer to private spa suites than conventional bathrooms, each one wrapped in expanses of large format stone effect tiling that give depth, movement and a quietly dramatic backdrop to the Lusso sanitaryware and Blum cabinetry. Two of the suites, including the principal and the Jack and Jill arrangement, are indulgent five piece rooms, centred around sculptural freestanding Lusso baths, walk in showers with rainfall heads and separate hand showers, twin basins set on sleek Blum vanity units and wall hung WCs, all finished with backlit mirrors and designer brassware to create softly lit, hotel grade sanctuaries for unhurried evening rituals.

The third en suite is a beautifully executed three piece shower room, with a generous walk in enclosure, wall hung basin on a Blum vanity and wall mounted WC, again finished with Lusso fittings, heated towel rail and a halo of light from an illuminated mirror that keeps the space bright and flattering at all times. Across all three, the consistency of materials and detailing matte black or polished chrome fittings, carefully mitred tile edges, recessed niches and concealed storage reinforces a sense of elevated, joined up design, so that every bedroom enjoys its own distinctly luxurious, spa inspired retreat.



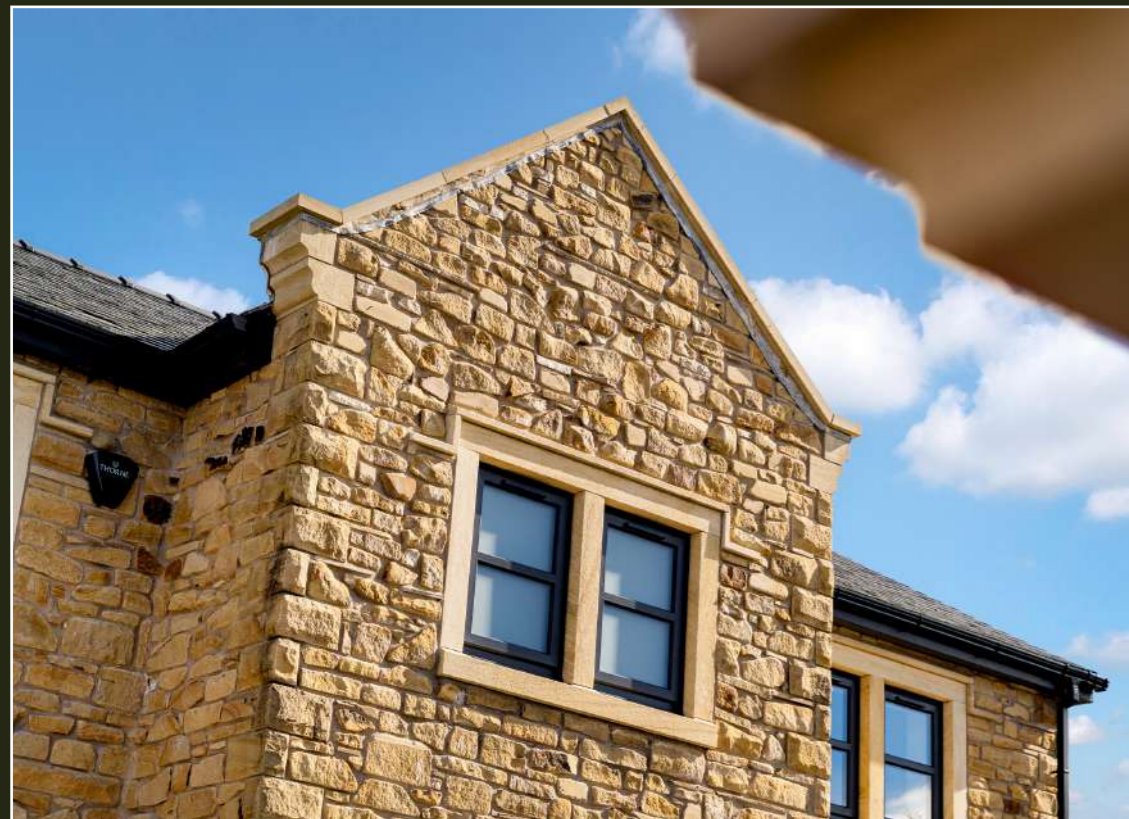




Stone built stature with gardens ready to be crafted

Approached through private gates, Ravensworth presents a striking stone built frontage, with a deep lawned foregarden and a wide sweep of driveway that provides plentiful parking and turning for several cars. The drive culminates at a detached double garage, set slightly to one side so that the house and its handsome central elevation remain the main event, while still giving excellent everyday practicality and storage.

To the rear, the house opens onto an extensive stone terrace that runs the full width of the property, creating a series of generous outdoor seating and dining zones that flow directly from the kitchen, lounge and garden room. Beyond, an impressive, level expanse of lawn stretches away towards open countryside, enclosed by fencing for privacy yet open enough to capture long, green belt views and evening sunsets, and here the purchaser will also benefit from a fully designed garden scheme by a leading garden design specialist, with complete drawings included in the sale so that the outside space can be realised to its full potential in their own time.



Architectural gravitas with a softly luxurious soul

Ravensworth is a house that announces its quality before you even reach the front door. Its principal elevations are built in hand laid, tumbled stone, carefully coursed and tightly jointed so the facade reads as one continuous skin rather than a patchwork of blocks. Ashlar stone heads, cills and quoins are precisely bedded and aligned, sharpening every window opening and corner and reinforcing the dominance of the central bay and gable.

The proportions are unapologetically classical - a balanced front with a subtly projecting central gable, generous eaves and deep reveals that speak of real wall thickness and thermal mass rather than cosmetic cladding. Around the entrance, a stone threshold and accurately cut paving stitch the doorway into the plinth, while dark framed glazing and the front door introduce a clean, contemporary edge against the warmth of the masonry. Stand close and the workmanship still holds; consistent mortar joints and the crisp junctions between stone, render and rainwater goods all point to a developer intent on longevity, not minimum standards.

Architecturally it reads as a modern country house, with expressed stone lintels, natural slate roofing, properly detailed verges and eaves, and openings sized for light, ventilation and outlook rather than to suit a standard house type. For all that structural rigour, the overall impression is romantic rather than austere; in certain light the stone glows softly honeyed, the house sitting assuredly in its broad lawns and big skies, promising both everyday ease and the quietly grand way of living that only a home built to this calibre can offer.





HOUSE & HERITAGE

Brand new four bedroom, 2920 sq ft detached country house in a prime Mawdesley village edge setting

Hand laid tumbled stone elevations with ashlar heads, cills and natural slate roof, giving real architectural presence

Expansive reception hallway with oak and wrought iron staircase, glazed doors and guest cloakroom/WC with boutique feel

Large open plan living kitchen with island, Neff appliances, dishwasher and integrated tall fridge and tall freezer

Separate principal lounge and interconnected garden room, both with full height glazing to the terrace and rear lawns

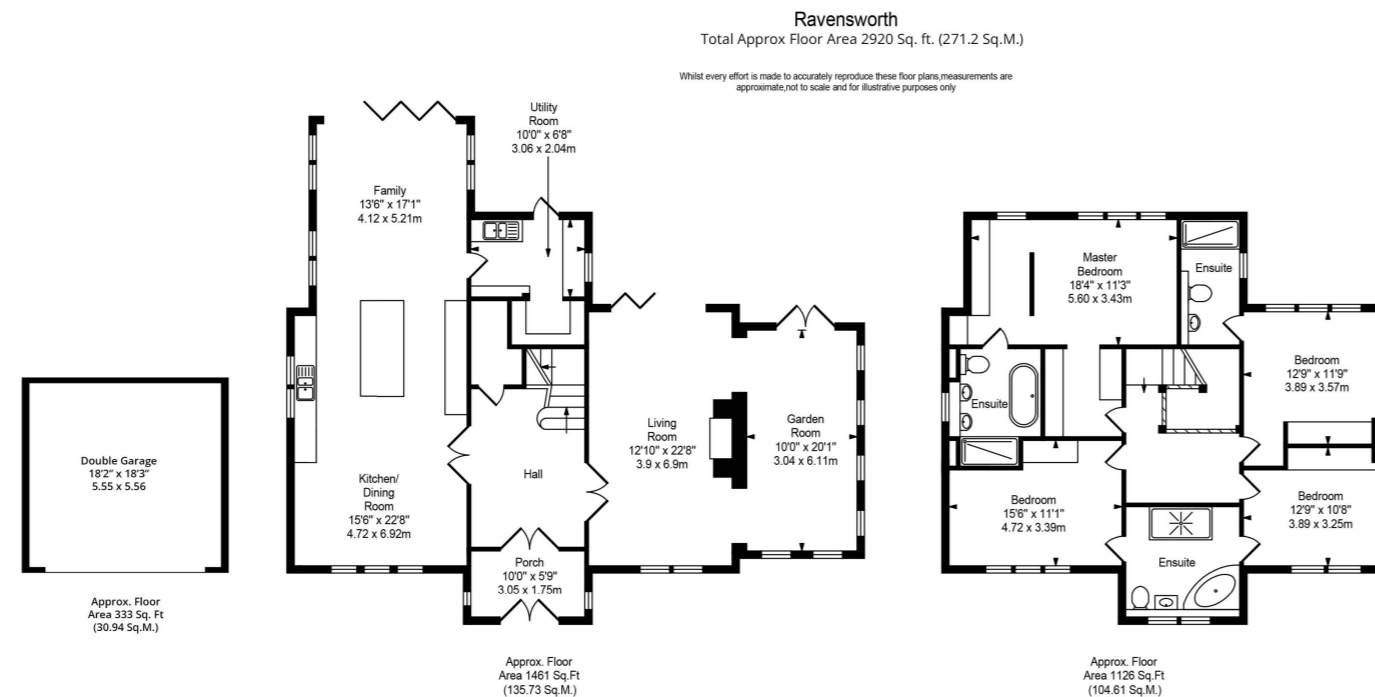
Four generous double bedrooms, all with fitted wardrobes, including a rear facing principal suite with dedicated dressing area

Three luxury Lusso and Blum fitted en suites, two five piece with freestanding baths and twin basins, plus one three piece shower room

Plot of around two thirds of an acre with extensive level rear lawn, broad stone terrace and open views over Green Belt farmland

Gated approach with deep frontage, ample driveway parking and a detached double garage

Opportunity for buyers to have a fully designed garden scheme by a leading specialist included in the sale (implementation at purchaser's cost)



Mawdesley, where village and countryside balance beautifully

Gorse Lane lies in that appealing, hard to find space where the village begins to soften, hedgerows deepen and the soundtrack to your day shifts towards birdsong and big skies. At Ravensworth you feel the ease of the countryside the moment you turn through the gates, yet Mawdesley's centre remains reassuringly close for school runs, coffees, pub lunches and everyday essentials, its well regarded schools and amenities giving the place a genuinely lived in character rather than just a pretty postcard setting.

Step away from the house and footpaths and quiet lanes draw you quickly into classic Lancashire scenery; open fields, long views and circular walks that can reset a busy week. For all its greenery and gentle pace, this is still a thoroughly practical address: road connections pull wider Lancashire and the North West into comfortable reach, keeping commutes, appointments and weekends away straightforward, so that coming back feels less like a slog and more like a deep breath out.

There is a particular pleasure to that rhythm of life here; wandering out for an early evening walk as the light drops over the fields, then returning to the terrace with a glass in hand to watch the last embers of the day slide across the lawn. Ravensworth distils that experience, combining architecture, acreage, privacy and connection into a single, cohesive way of living.

For buyers seeking a modern country house that lives up to its promise in person as well as in print, it offers something genuinely special: not just a new front door, but a new chapter already half written.



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