



LUSCOMBE

BACK LANE, MAWDESLEY



  
LUSCOMBE

*A modern country estate with the presence of a landmark and the promise of a legacy*

Luscombe is less a house and more a modern country estate in its own right, a spectacular new five bedroom residence of over 4,400 square feet set at the heart of approximately 4.6 acres of private grounds. This brand new luxury home is conceived with a suitably grand approach: pillared gates open to a long, sweeping driveway that unfurls through landscaped lawns, the journey in building a quiet sense of theatre before resolving in a broad parking court and garaging that feel every inch the arrival sequence of a serious country house. Hand laid stonework, finely dressed stone lintels and cills, stone copings to the gable verges and natural slate roofing give the elevations a weight and composure usually reserved for far older buildings, while the symmetry of the principal front, the carefully modelled gables and a datestone picked out in Roman numerals allow Luscombe to sit in the landscape with effortless assurance, as though it has always belonged here.

NB. Some interior and exterior images in this brochure are computer-enhanced. Interior images are from a similar nearby home by the same developer, included to illustrate the intended style and quality. They are indicative only and do not constitute a statement of fact; finishes, fittings, landscaping and detailing at Luscombe may vary, and purchasers should rely on the final specification and their own inspection.

Where showpiece architecture meets the true heart of the home

The exterior architecture and specification here are exceptional, their impact amplified by the sheer volume of the house and the acreage it commands. The hand laid stonework gives Luscombe a strong, confident presence in the landscape, while the private drive and gated approach promise the kind of arrival more usually reserved for long established country houses than for a new build.



Inside, the main living spaces are set to mirror that same high calibre, particularly at the heart of the home, where a vast open plan kitchen and living area is planned to feature shaker influenced cabinetry, a substantial central island and premium appliances, all opening into a broad everyday living and dining zone and out on to extensive terraces, so that cooking, gathering and drifting out into the garden will become one seamless, sociable experience.





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Rooms planned for occasions, everyday life and everything in between

The sequence of reception rooms is being choreographed to offer both drama and flexibility. A formal sitting room and additional family lounge are designed to create distinct zones for fireside evenings or cinematic media nights, while the garden room, with its planned expanses of glazing and views, is set to become the natural destination for relaxed Sundays and big summer gatherings.



Practical needs will be quietly managed by a properly fitted utility and boot room, plant room and ground floor cloakroom, keeping the noise and clutter of real life contained and the principal spaces feeling effortlessly immaculate.





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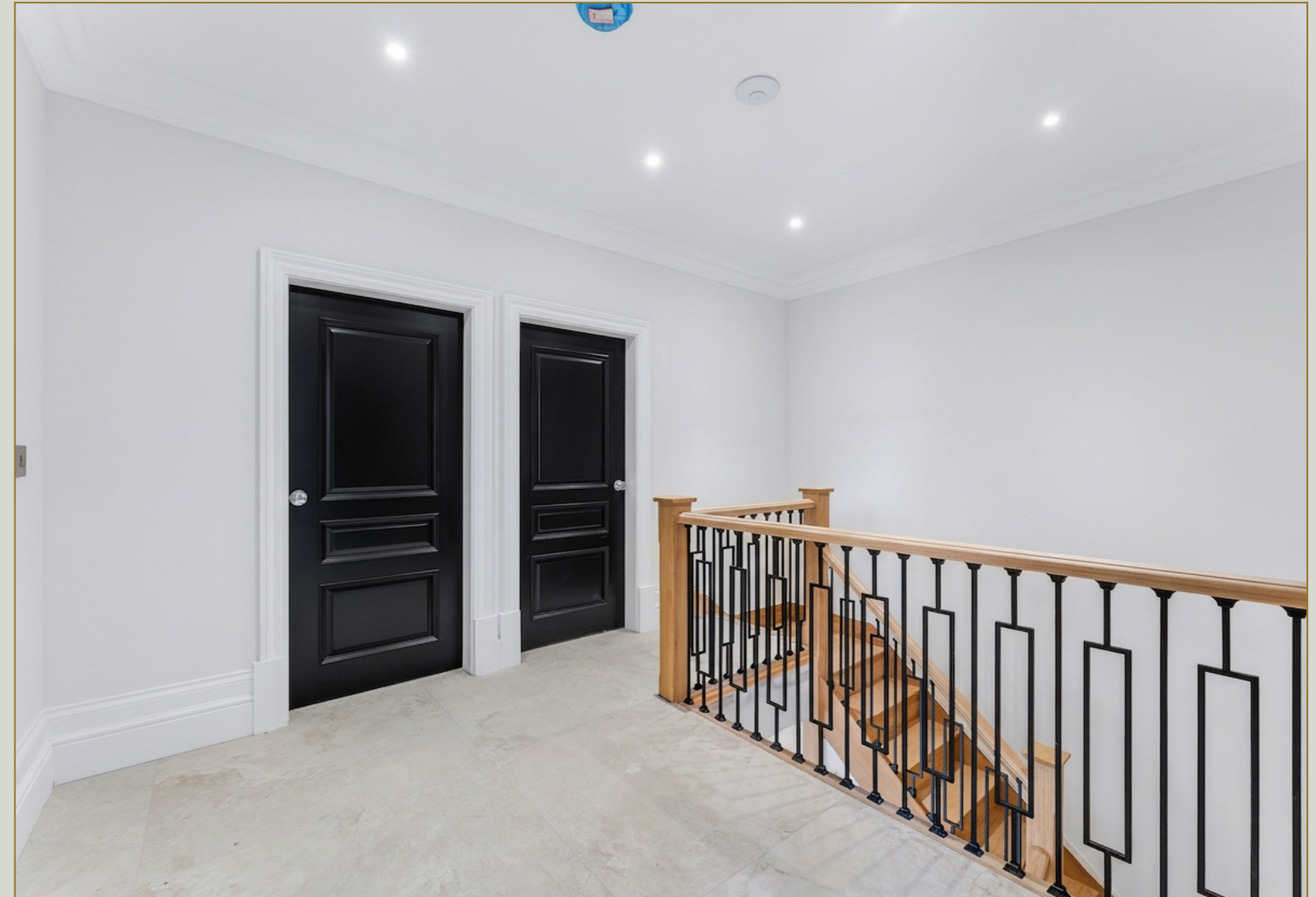


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An upper level designed for rest, retreat and unhurried mornings

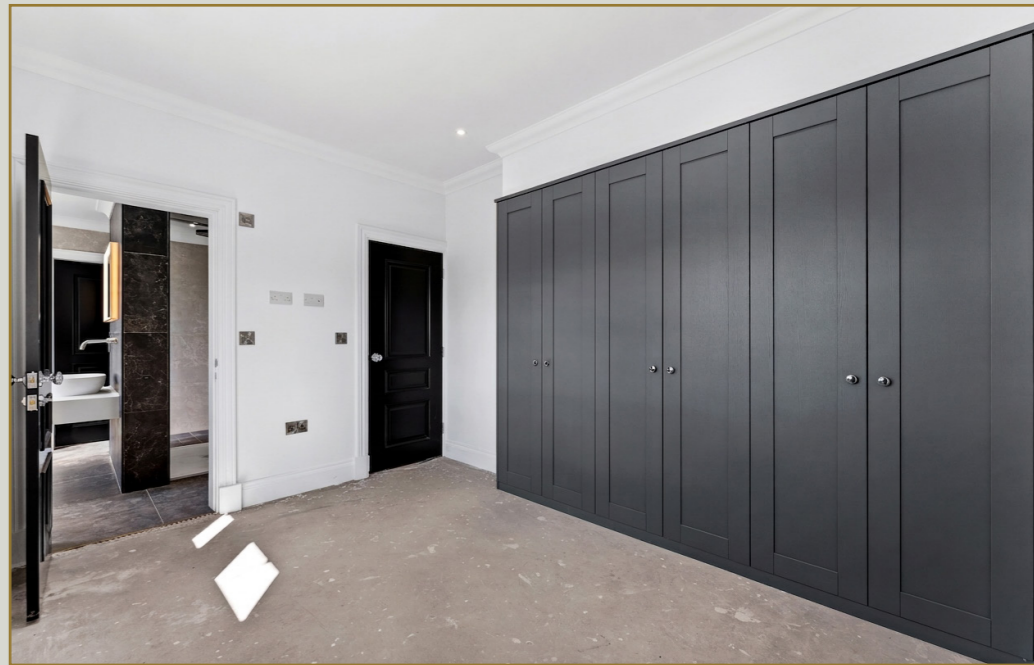
On the first floor, the bedroom accommodation is designed to feel more boutique hotel than house type, with every double bedroom enjoying bespoke wardrobes and direct access to a Lusso and Blum specified en suite, finished to the same standard. The principal suite is intended as a true retreat, its bedroom, dressing room and bathroom working together as one private, pampering wing, with windows framing the lawns, fields and big skies that define this part of Mawdesley.





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

The homes five en suites are set to feel closer to private spa suites than conventional bathrooms, each one envisaged wrapped in expanses of large format stone inspired tiling to give depth, movement and a quietly dramatic backdrop to Lusso sanitaryware and Blum cabinetry. The principal suite and a further pair of bathrooms are planned as indulgent five piece rooms, centred around sculptural freestanding Lusso baths, generous walk in showers with rainfall heads and separate hand showers, twin basins 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 remaining en suite is intended as a beautifully executed three piece shower room, with a large walk in enclosure, wall hung basin on a Blum vanity and wall mounted WC, again finished with Lusso fittings, heated towel rail and the flattering glow of an illuminated mirror. Across all four, the planned consistency of materials and detailing matte black or polished chrome fittings, carefully mitred tile edges, recessed niches and concealed storage is designed to reinforce a sense of elevated, joined up design, so that every bedroom will enjoy its own distinctly luxurious, spa inspired retreat.







## Architectural gravitas with a softly luxurious soul

Luscombe is a house that declares its stature long before you reach the front door. Its broad, principal elevations are composed in hand laid, tumbled stone, carefully coursed and tightly jointed so that the walls read as a single, continuous skin rather than a patchwork of individual blocks. Finely dressed ashlar heads, cills and quoins are precisely bedded and aligned, sharpening every opening and corner and reinforcing the authority of the central bay and gables.

The proportions are unapologetically classical, a balanced front with subtly projecting gables, generous eaves and deep reveals that speak of real wall thickness and thermal mass rather than cosmetic cladding. At the entrance, a stone threshold and meticulously cut paving stitch the doorway back into the plinth, while the dark framed glazing and door set introduce a clean, contemporary counterpoint to the warmth of the masonry. Even at close quarters the detailing holds its ground; consistent mortar joints, stone copings to the verges and the crisp junctions between stone, render and rainwater goods all signal a developer building for longevity rather than for minimum compliance.

Architecturally, Luscombe reads as a true modern country house of consequence, with expressed stone lintels, natural slate roofing, properly detailed verges and eaves, and openings sized first for light, ventilation and long views across its own land and the wider countryside. For all that structural rigour, the mood is romantic rather than austere; in certain light the stonework shifts to a soft, honeyed glow, the house resting with quiet assurance in its broad lawns and big skies, promising both effortless day to day living and the gently grand way of life that only a home of this calibre can deliver.



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## Finer Points

Spectacular brand new five bedroom detached country house of over 4,400 sq ft

Set at the heart of approximately 4.6 acres of private grounds and paddock style land

Grand pillared gated entrance with long sweeping driveway, parking court and large garaging

Hand laid stone elevations with dressed stone lintels, coped gables and natural slate roof

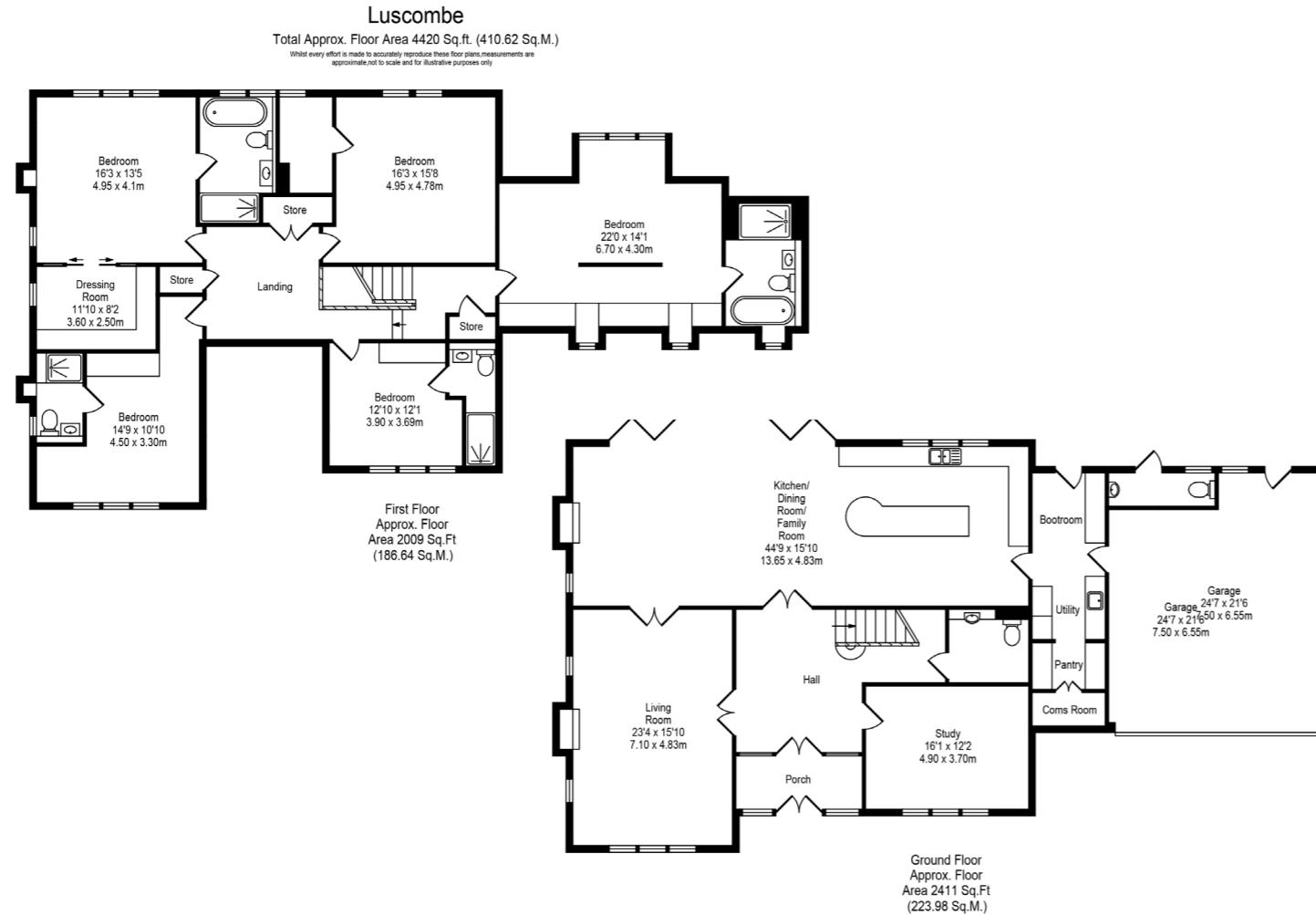
Vast open plan living kitchen and family space planned with island, premium appliances and terrace access

Additional formal sitting room, separate family lounge, garden room and dedicated study

Five double bedrooms, all with fitted wardrobes and luxury en-suites

Principal suite of exceptional scale with dressing area and spa style bathroom enjoying countryside views

Utility, boot room, plant room and ground floor cloakroom designed to keep day to day life neatly organised



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## Mawdesley, where village life and open countryside meet beautifully

Back 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 Luscombe 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 and the fields beyond. Luscombe 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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