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LUXURY



BRAMBLE BROOK

HALL LANE,
MAWDESLEY, L40 2QY

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TOTAL APPROX. FLOOR AREA: 3,852 SQ FT ACCOMMODATION

FOR THOSE SEEKING A LIFESTYLE THAT BRINGS TOGETHER MODERN COMFORTS, TRADITIONAL CHARACTER, AND A STRONG CONNECTION TO THE OUTDOORS, BRAMBLE BROOK DELIVERS IT IN ABUNDANCE. OFFERING BEAUTIFULLY CONSIDERED LIVING SPACE WITH A SELF-CONTAINED ANNEXE, IT IS ENCOMPASSED IN EXPANSIVE LANDSCAPED GARDENS.



SCAN TO
VIEW OUR
VIDEO TOUR.

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DISTANCES

- MAWDESLEY VILLAGE: 2 MINS
- NEAREST TRAIN STATION: 5 MINS
- NEAREST BUS STOP: 2 MIN WALK
- BURSCOUGH: 12 MINS
- ORMSKIRK: 20 MINS
- ORMSKIRK GOLF CLUB: 15 MINS
- M6: 10 MINS
- LIVERPOOL CITY CENTRE: 50 MINS
- MANCHESTER CITY CENTRE: 58 MINS

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Open plan kitchen with living & dining
- Separate utility room
- Laundry / boot zone
- Garden room
- Downstairs shower room / WC
- Primary suite with dressing room, ensuite & balcony
- 4 Further bedrooms
- Family bathroom

DETACHED ANNEXE

- Entrance hall
- Lounge
- Open plan kitchen with living/ dining
- Shower room
- Upper-level bedroom
- Upper-level bathroom



OUTSIDE

- Approx 1.49-Acres
- Far reaching rural views
- Gated remote shared entry
- Private gravel drive
- Parking for 6+ vehicles
- Double garage
- Car port
- Stone terraces
- Expensive wrap around gardens
- Two versatile outbuildings
- Fenced perimeters
- Alarm & security lights



THE PROPERTY

Framed by uninterrupted countryside views positioned on the periphery of one of Lancashire's most picturesque villages Bramble Brook stays easily connected to excellent schools, commuter links, and the welcoming community of Mawdesley. A substantial five-bedroom family home, it offers a layout that works just as well for busy day-to-day living as it does for entertaining.

The interiors have been designed with lifestyle in mind: open, light-filled spaces that invite family gatherings, balanced by quieter rooms where you can step away and relax. Practical touches, such as a large utility room and laundry ensure the house works effortlessly for those who enjoy the outdoors, whether that's long countryside walks, tending the garden, or children or dogs running in from play.





GROUND FLOOR

Arrivals are welcomed with a grand apex portico and solid wood front door, opening into a spacious entrance with a practical, high grade laminate dark wood floor which can be seen throughout much of the ground floor with the addition of ambient underfloor heating felt throughout this entire level. From here, a wide hallway sets the tone with exposed beams, feature brickwork, and a wooden staircase that immediately conveys a sense of scale as it ascends to a galleried landing with VELUX spreading light over both levels.

The foundation of the ground floor is the open-plan kitchen, dining, and living area. This expansive space is designed as the natural hub of everyday living. With a modern country aesthetic, the bespoke cabinetry with black quartz counters frames a large Belfast sink, and a substantial island with breakfast bar provides an easy place to gather, with a large range cooker ensuring the kitchen is as practical as it is stylish. Vaulted ceilings with exposed timbers, along with natural light from dual-aspect windows and skylights, create a bright, inviting atmosphere. Dark tiled floors in porcelain run throughout, giving durability as well as style. This is a room that brings people together, whether for everyday meals or larger gatherings.

Flowing from here though bifold doors is the garden room. With windows on three sides and a central roof lantern, it feels bright and uplifting throughout the day. French doors open directly onto the stone terrace, blurring the boundary between inside and outside, so that in the summer months the garden feels like an extension of the living space. Countryside views stretch beyond the lawn, reinforcing the sense of connection to nature. A log-burning stove provides warmth and atmosphere on winter evenings, ensuring this room is equally enjoyable year-round.

The living room is a more traditional space, anchored by a feature brick fireplace with rustic mantel and a cast-iron stove. It is finished with exposed beams and French doors to the garden. This balance of character and comfort makes it a versatile room: somewhere to gather with friends, or to unwind in front of the fire when the house quiets down.

Practical living has also been carefully thought through. A utility room provides ample storage and space for laundry, with a boot bench and direct access to a secondary entrance ideal after countryside walks or gardening. A dedicated laundry room adds further convenience.



Also on the ground floor are three double bedrooms, each finished in neutral tones which share a modern shower room with WC. One bedroom is particularly spacious, making it ideal as a guest suite or secondary principal bedroom. A stylish shower room, with contemporary fixtures and warm tiling, serves these rooms. Together, these bedrooms offer flexible accommodation: whether used for children, guests, or maybe one as a home office/ study, they give the ground floor a sense of adaptability.











FIRST FLOOR

From the galleried landing, the first floor unfolds into two impressive bedrooms. The primary suite has been designed to maximise both comfort and outlook. French doors open to a Juliet balcony that outlines panoramic views across the gardens and fields beyond, making waking up here a daily pleasure. Vaulted ceilings with exposed timber beams add character, while the soft neutral finishes and plush carpeting create a calm, understated atmosphere. A dressing area with mirrored storage leads through to a generous walk-in wardrobe, ensuring organisation and practicality. The ensuite is fitted with a large walk-in shower, modern sleek tiling, and quality fittings that combine ease with contemporary style.

The second upstairs bedroom continues the sense of character, with exposed beams, dormer windows, and space for a generous bed and furnishings. This room has direct access to the family bathroom, which is both spacious and distinctive. Fully tiled in a soft neutral a skylight draws in natural light, and it features a freestanding oval bathtub as its centrepiece, perfect for long soaks. A countertop basin on a solid wood vanity, alongside matching WC and tasteful tiling, complete the room. With its mix of rustic character and contemporary finishes, this bathroom is both practical and indulgent.



THE ANNEXE

Adding a further dimension to Bramble Brook features a self-contained annexe. With its own private entrance and terrace, it provides independence and privacy for guests, extended family, or older children wanting more space.

The annexe includes an open-plan kitchen and living area, finished with French doors that open to its own outdoor space. Upstairs, a large double bedroom provides ample room for furnishings and storage with a modern bathroom completing the accommodation. Whether used for multigenerational living, guest accommodation, or even as a home office suite or creative studio, it adds significant flexibility to the property.













GARDENS & GROUNDS

The setting of Bramble Brook is integral to its appeal. The property has gated access to an expansive private driveway with spacious area for parking several vehicles with ease, ensuring extra privacy and a sense of arrival.

To the rear, expansive lawns stretch out, bordered by mature planting and opening onto uninterrupted views of West Lancs farmland. A large stone terrace provides the perfect space for outdoor dining, with a bespoke timber pergola offering shade and structure. From summer evenings entertaining friends, to quiet mornings with coffee overlooking the fields, the gardens allow you to enjoy outdoor living at its best.

The outlook is a constant backdrop: panoramic, open, and ever-changing with the seasons. Throughout the year, the sense of space and connection to the land defines the lifestyle here.

Practicality has also been considered, with a large garage and two additional outbuildings offering storage and workshop potential. Whether you need space for gardening equipment, hobbies, or more vehicles, these facilities ensure the property works as well as it looks.



Bramble Brook is the kind of home that adapts as life changes. With generous living areas, an annexe for independent space, and grounds that invite both quiet moments and large gatherings, it offers more than just accommodation; it offers room to grow, to welcome family, and to enjoy a countryside lifestyle without losing touch with the connections that matter.

For buyers looking for space, privacy, and a setting that will stand the test of time, it is a compelling choice.





ABOUT THE AREA

Mawdesley is a picturesque village that perfectly balances countryside tranquillity with a welcoming community spirit. Cedar Farm is just 4 minutes' drive; a vibrant hub of cafés, boutiques, artisan workshops, and a lively monthly farmers' market. Outdoor enthusiasts can enjoy scenic walks, cycling routes, and nearby Rock & River Outdoor Pursuits, while the historic architecture such as Mawdesley Hall (Grade I listed), St Peter's Church (Grade II) sit alongside traditional cottages, farm conversions, and charming local pubs add to the village's timeless character.

TRANSPORT

The location enjoys excellent road and rail connections while preserving the peace and privacy of its countryside setting. Rufford station, just 1.9 miles away, offers Northern Line services to Preston, with onward connections bringing London within approximately 2.5 hours. Regular bus routes link the village to Ormskirk, Parbold, and other nearby towns, while the M6 motorway is only a 10-minute drive, ensuring swift access across the region. For air travel, both Liverpool John Lennon and Manchester Airport are around a 45-minute drive, and the vibrant city centres of Liverpool and Manchester can each be reached within the hour.

SCHOOLS

Mawdesley offers several well-regarded primary schools close by. Mawdesley St Peter's Church of England Primary School is about 600 yards from Bramble Brook. Also nearby is St Peter and Paul Catholic Primary School, under a mile away. For secondary education, Bishop Rawstorne C of E Academy is approx. 2 miles away. Independent education options include Scarisbrick Hall School, a co-educational independent school in Scarisbrick, serving ages from nursery through 18, which is among the most acclaimed in the region.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Electric, Mains gas, Septic Tank, Double glazing, Underfloor heating on ground floor, Superfast Broadband (estimated), Alarm, Exterior & Security lighting, Elevated RING monitor system.

EPC: B

Council Tax Band: G

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority:

West Lancashire Borough Council
Tel: 01695 577177

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

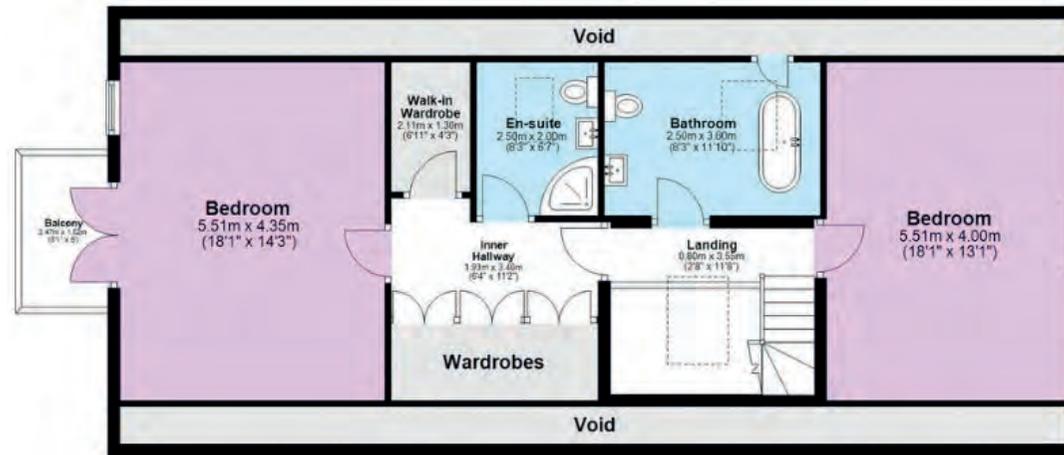
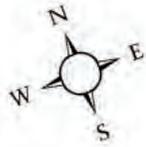
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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GROUND FLOOR



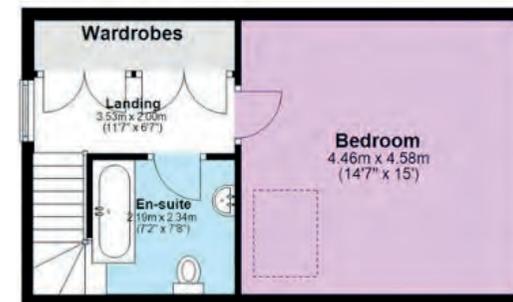
FIRST FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

ANNEXE



GROUND FLOOR



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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