



LUXURY



SANDY WAY MANOR, SANDY WAY
HOLMESWOOD, L40 1UB

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TOTAL APPROX. FLOOR AREA: 2,316 SQFT

A NEWLY COMPLETED COUNTRY HOME WITH EXCEPTIONAL KERB APPEAL. DESIGNED AROUND THE WAY PEOPLE WANT TO LIVE, WITH GENEROUS SPACES FOR FAMILY AND FRIENDS, PEACEFUL ROOMS TO RETREAT TO AND EXPANSIVE SOUTH-FACING GROUNDS MADE FOR LONG DAYS OUTDOORS.



SCAN TO
VIEW OUR
VIDEO TOUR.

expluxury.uk.com

DISTANCES

- RUFFORD: 4 MINS
- WWT MARTIN MERE: 6 MINS
- RUFFORD MARINA: 5 MINS
- BURSCOUGH WHARF: 9 MINS
- NEAREST TRAIN STATION: 5 MINS
- NEAREST BUS STOP: 7-MIN WALK
- STOCKS HALL HEALTH CLUB AND SPA: 12 MINS
- HURLSTON HALL / ORMSKIRK GOLF CLUBS: 20 MINS
- M6: 20 MINS
- LIVERPOOL CITY CENTRE: 55 MINS
- MANCHESTER CITY CENTRE: 60 MINS

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- VAULTED GARDEN LOUNGE
- OPEN PLAN KITCHEN WITH LIVING & DINING
- BOOT ROOM & ADJOINING UTILITY ROOM
- SEPARATE LIVING ROOM
- OFFICE/STUDY
- CLOAKROOM / WC
- PRIMARY SUITE WITH DRESSING ROOM & ENSUITE
- 3 FURTHER BEDROOMS (1 ENSUITE)
- FAMILY BATHROOM

OUTSIDE

- APPROX 2-ACRE PLOT
- REMOTE GATED BRICK-PILLARED ENTRY
- EXPANSIVE GRAVEL DRIVE
- PARKING FOR 4+ VEHICLES
- EXPANSIVE SOUTH-FACING LAWNS
- POST AND RAIL FENCING
- FENCED Paddock BEYOND THE GARDEN



THE PROPERTY

Sandy Way Manor offers the space and freedom of country living without giving up the comfort of a newly completed home. Privately positioned behind remote gates, its south-facing grounds provide room for children and dogs to roam, relaxed summer entertaining and the potential to accommodate horses.

Inside, generous family spaces are balanced by quieter rooms in which to work or unwind. The kitchen, dining and living area opens into a vaulted garden lounge, bringing daily life closer to the terrace, lawns and countryside beyond.

Four bedrooms provide space for family and guests, while smart-home technology controls the lighting, heating, security and access. Underfloor heating, high-specification insulation, designer fittings and bespoke joinery bring contemporary comfort to its distinctive country-house character.

This is luxury expressed through space, privacy, craftsmanship and the pleasure of living closer to the landscape.





THE GROUND FLOOR

Beneath the oak-framed entrance porch, the front door opens into a generous and impressive reception hall, with useful storage cupboards positioned on either side. Wide-plank flooring flows throughout the ground floor, complemented by softly painted joinery and a substantial oak staircase. With broad curved lower steps and contemporary black metal spindles, the staircase sits at the centre of a layout that balances open family living with quieter, more private rooms.

To one side of the hall, a separate office provides a dedicated workspace away from the main living areas. Alongside it, a spacious sitting room offers somewhere more relaxed to settle down, watch a film or enjoy a quieter evening while family life continues elsewhere. Both rooms benefit from natural light and views towards the open grounds.

Beyond the hall, the house opens into its principal living space, with the kitchen, dining area and vaulted family room flowing together. There is space here for everyday breakfasts, long lunches with friends and the sort of family gatherings that naturally find their way back to the kitchen.

Painted Shaker-style cabinetry is paired with pale veined quartz worktops, a substantial oak-fronted island and full-height storage. A range cooker, traditional Belfast sink, integrated wine fridge and glass pendant lighting complete a kitchen that feels suited to its rural setting while offering the quality expected of a modern custom-built home.



The adjoining dining area leads naturally through to the family room, where the vaulted ceiling adds height and the exposed brick chimney breast rises around a multi-fuel stove and timber mantel. Wide glazed doors draw the gardens into the room and open onto the terrace, making it just as appealing for summer entertaining as it is for winter evenings around the fire.

A separate rear entrance provides a generous boot room, ideal for muddy boots, coats and dogs returning from countryside walks. The adjoining utility room and nearby ground-floor WC complete a practical arrangement that keeps the demands of rural family life neatly away from the main living spaces.

Underfloor heating, recessed lighting, brass fittings and smart-home controls run throughout the ground floor, bringing an additional level of comfort to a property that combines generous space with everyday practicality.

THE FIRST FLOOR

The oak staircase rises to a broad galleried landing, where oak handrails and contemporary black metal spindles continue the character established on the ground floor. A large window beneath the pitched ceiling draws natural light across the landing and stairwell, while the open arrangement gives each of the four bedrooms its own sense of privacy.

The primary suite offers the space and privacy expected of a luxury country home, with pitched ceilings, deep-set windows and open views across the grounds and surrounding countryside. Its generous proportions comfortably accommodate a super-king-size bed and seating area, while an adjoining walk-in wardrobe keeps clothing and accessories neatly organised.













The ensuite brings the experience of a boutique hotel into everyday life. A contemporary freestanding tub sits beneath the window, complemented by a generous walk-in shower with rainfall and handheld fittings, enclosed behind brass-framed glazing. Calacatta marble-effect porcelain extends across the walls and floor, its warm veining echoed by brushed-brass taps, a heated towel rail and decorative wall lighting. A floating, fluted timber vanity adds warmth and texture, completing a bathroom made for unhurried mornings and relaxed, quiet evenings.

A second double bedroom benefits from its own ensuite shower room, offering visiting guests, older children or family members additional privacy and independence. The same marble-effect tiling, brass detailing and a timber vanity continue the quality of finish established throughout the home.

Two further bedrooms provide comfortable accommodation for children, family or guests, with pitched rooflines, generous natural light and soft carpeting. Either room could also serve as an additional workspace or dressing room, depending on the needs of its next owners.

Completing the first floor, the family bathroom features a contemporary fitted tub, the same marble-effect tiling, a wall-mounted timber vanity, co-ordinating brushed-brass fittings and inbuilt storage. Painted joinery, deep skirting boards and recessed lighting maintain the same attention to detail found throughout the property.











GROUPS & GARDENS

Sandy Way Manor makes an immediate impression. Its charcoal-black timber cladding, warm red brickwork and clay-tiled roof give the house a confident modern country character, while the substantial oak-framed entrance portico adds warmth and true workmanship at its centre. Remote gates open onto a curved gravel driveway, allowing the full architecture of the house to reveal itself as you approach.

To the rear, a broad stone terrace extends directly from the garden lounge, creating a natural setting for outdoor dining, summer entertaining and evenings overlooking the countryside. The south-facing grounds continue into generous lawns and a post-and-rail paddock, providing space for children and dogs, keen gardeners or buyers with equestrian or smallholding interests.

The privacy, open views and flexibility of the land give Sandy Way Manor the outdoor lifestyle expected of a more established country home.

Sandy Way Manor will appeal to those ready to leave the pace of town or city life behind without compromising on design or convenience. For professional couples, it offers a quieter, more rewarding way of life with room to grow; for a young family, it provides the kind of setting where childhood can be spent outdoors. More than simply a move, this is a chance to choose how you want to live.

AI CONTENT NOTICE: This marketing may include AI-generated or digitally enhanced content, such as added furniture or landscaping to create spatial awareness and lifestyle suggestions. These elements are for visualisation only. All property details can be verified with us directly.





ABOUT THE AREA

Sandy Way Manor enjoys a rural setting in Holmeswood, surrounded by the open countryside and rich agricultural landscape of West Lancashire. It is a location that offers space, privacy and a slower pace of life without feeling isolated. Mere Sands Wood Nature Reserve, WWT Martin Mere and the historic Rufford Old Hall provide beautiful places to walk, explore and spend time outdoors, while the nearby villages of Rufford, Mere Brow, Tarleton and Burscough offer everyday shops, cafés, pubs and local services. For a wider choice of restaurants, leisure facilities and shopping, Southport and Ormskirk are approximately 20 minutes' drive.

TRANSPORT

Despite its countryside position, Sandy Way Manor is well placed for travel across the region. The A565 provides convenient road connections towards Southport, Formby and Liverpool, while the A59 leads towards Preston and the wider motorway network. Rufford railway station is approximately 1.8 miles away, with services towards Ormskirk and Preston; Ormskirk provides onward Merseyrail connections to Liverpool, while Preston offers direct mainline services to Manchester, Birmingham, London and Scotland. Burscough Bridge station also provides rail services between Southport and Manchester.

SCHOOLS

Holmeswood Methodist School is approximately 0.6 miles from the property and provides primary education within the village. Other nearby primary options include Rufford Church of England Primary School and Tarleton Mere Brow Church of England Primary School. Secondary education is available at Tarleton Academy and Burscough Priory Academy, while independent education from nursery through to sixth form is offered by Scarisbrick Hall School. School places and catchment arrangements should always be confirmed directly with the relevant school or local authority.





PROPERTY
INFORMATION

Tenure:Freehold with vacant possession

Services:Mainswater,Septic tank, Electric,High-performance glazing, Air-source heat pump;Underfloor heating with individual time and temperature zone controls,High tech smart home system control lighting,heating & access with a full security system.Ultrafast Broadband (estimated)

Council Banding: TBC

Local Authority:
West Lancashire Borough Council,
52 Derby
Street, Ormskirk, Lancashire, L39
2DF www.westlancs.gov.uk Tel
01695 577177

EPC:C

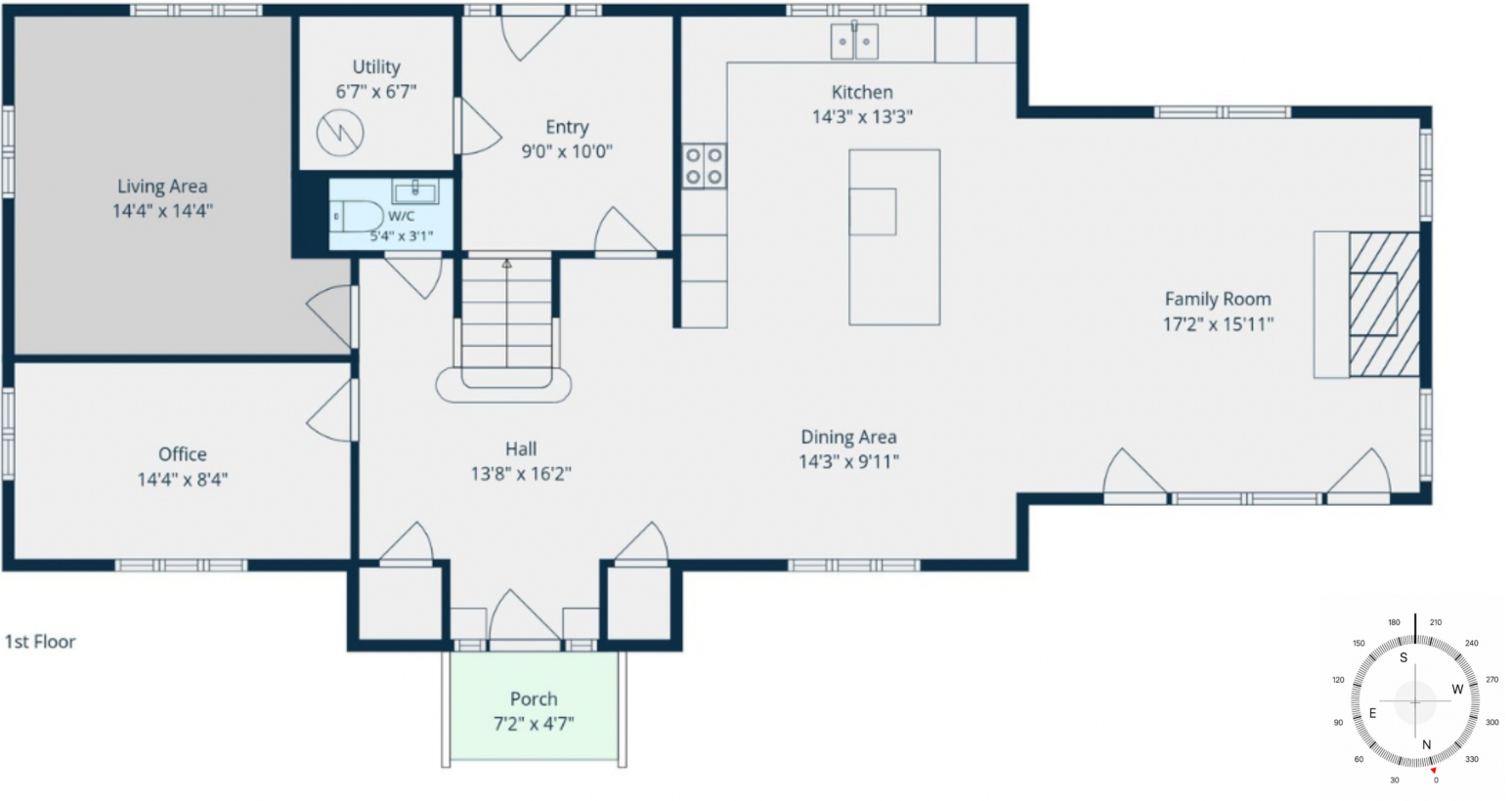
Floor Risk: Low

Viewing:Strictly by appointment via
Karl Ormerod Tel: 07443645157

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 settings. 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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TOTAL APPROX. FLOOR AREA: 2,316 SQFT



Total: 2316 sq. ft

1st floor: 1301 sq. ft, 2nd floor: 1015 sq. ft

Excluded areas: porch: 33 sq. ft, bedroom 1: 8 sq. ft, low ceiling: 6 sq. ft,
Walls: 157 sq. ft

Floor Plan

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.



2nd Floor

Total: 2316 sq. ft
 1st floor: 1301 sq. ft, 2nd floor: 1015 sq. ft
 Excluded areas: porch: 33 sq. ft, bedroom 1: 8 sq. ft, low ceiling: 6 sq. ft,
 Walls: 157 sq. ft

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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LUXURY



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'Luxury isn't just a price point
it's a level of service'