



*Owls Roost*

CLAY HOLLOW LANE  
Mawdesley



There are homes that simply exist, and then there are homes that inspire. House & Heritage are delighted to unveil a truly remarkable five-bedroom detached residence, quietly nestled within an exclusive private enclave in the heart of Mawdesley.. This is not just a house, but a testament to the art of living well, a home where every detail has been thoughtfully curated to elevate daily life.







## Crafted for quiet luxury, designed to impress

From the very first approach, this residence exudes a quiet confidence, a harmony of timeless elegance and modern refinement. The double-fronted façade is a study in symmetry, its crisp brickwork and sculpted gables rising beneath a slate roof, while perfectly proportioned windows invite natural light deep into the home.

Manicured lawns sweep towards the entrance, their lush borders and clipped topiary lending a sense of calm order, framing the house with a quiet grace. A wide, stone-paved pathway draws you in, flanked by mature planting and low hedging, culminating at an elegant portico where twin topiary trees stand poised at the threshold.

The expansive driveway offers ample space for both family and guests. To the side, the double garage is effortlessly in tune with the architectural narrative, its design both practical and visually harmonious. Uniquely, the garage provides an impressive 750 square feet arranged over two levels. The upper floor presents a versatile space ideal for those seeking a dedicated office away from the main house, a creative studio, or even a private gym.

Every detail of the approach has been carefully composed to create an atmosphere of understated luxury, where form meets function with quiet assurance and every arrival feels like a moment.





## The art of arrival

Step inside and the entrance hall sets a quiet tone of quality and welcome. Natural light filters in, highlighting the clean lines and beautiful herringbone flooring that flows beneath your feet. Its warm tones guide you towards the centre of the home, while underfloor heating brings a sense of comfort that's felt more than seen.

Just off the hallway, the guest cloakroom is neatly finished with a modern vanity, soft lighting and carefully chosen fittings.







## Designed to delight, built to belong

To the front of the home, the office is designed for both focus and comfort. Bespoke handcrafted cabinetry makes excellent use of the space, with shelving and alcoves that frame the desk area while keeping everything organised. A large window brings in plenty of daylight and offers a pleasant view across the front garden. Pocket doors in warm timber slide across smoothly when needed, giving you the flexibility to create a private workspace or open it up into the lounge when the moment calls for it. This thoughtful adaptability is echoed throughout the home, balancing practicality with considered design.

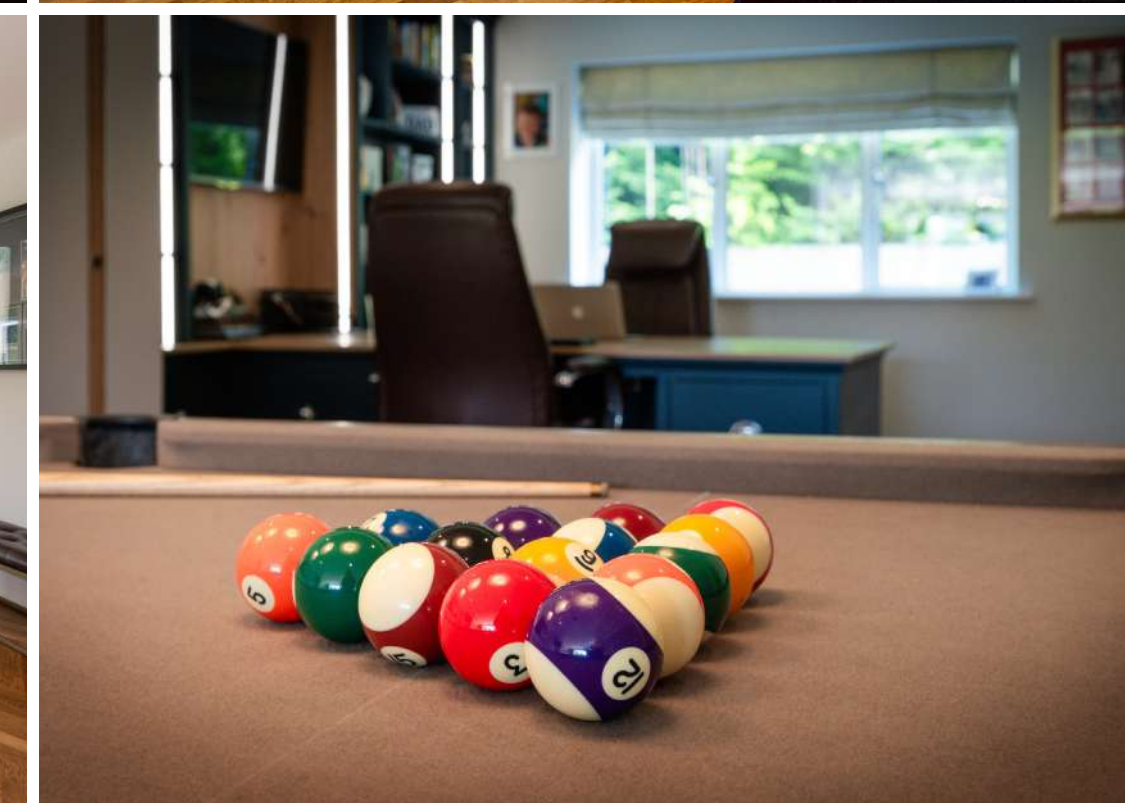




## The art of everyday living

The principal reception room is both expansive and effortlessly poised, its generous proportions lending a quiet grandeur to the space. Twin sets of bi-folding doors open fully to the landscaped gardens, softening the boundary between inside and out while drawing in the ever-changing light that fills the room from morning until dusk.

Adjoining this central space, the family sitting area unfolds beneath a canopy of natural light, with wide windows framing views of the garden. The continuity of marble-effect flooring enhances the sense of flow, creating a seamless connection throughout and lending a feeling of understated luxury. Subtle features such as recessed ceiling lights and a fully integrated Control4 smart system elevate both convenience and ambience, allowing lighting, sound and atmosphere to be tailored with ease.





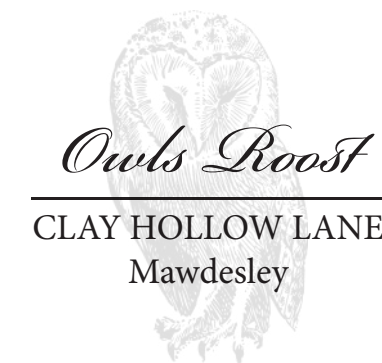




## Form and function

At the heart of the home lies a kitchen defined by both elegance and functionality. Sleek hand crafted cabinetry in a soft neutral palette pairs beautifully with NEFF appliances and premium quartz worktops, delivering a space that is as practical as it is stylish. The striking central island invites conversation and connection, anchoring the space while keeping it open and sociable.

Flowing naturally from the kitchen, the informal dining area is bathed in daylight, with a picture window drawing in garden views and transforming every mealtime into a calm, uplifting experience. The continuation of the marble-effect flooring reinforces the home's sense of cohesion and contemporary refinement.



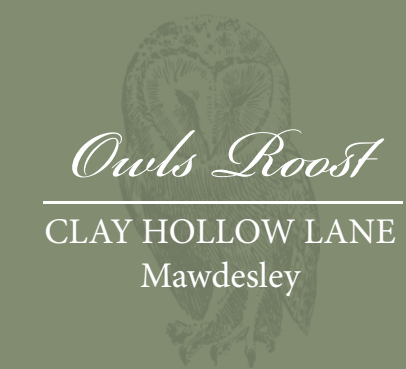




## Refined and practical

Tucked discreetly away, the utility room offers a practical yet elegant solution for everyday living. With ample storage, hard-wearing worktops and a large window that keeps the space light and airy, it ensures daily routines remain out of sight without compromising on design.

Every part of this open-plan sanctuary has been carefully considered, combining architectural finesse with everyday ease. The result is a home that feels both luxurious and completely liveable.













## A gallery of rooms, each a quiet escape

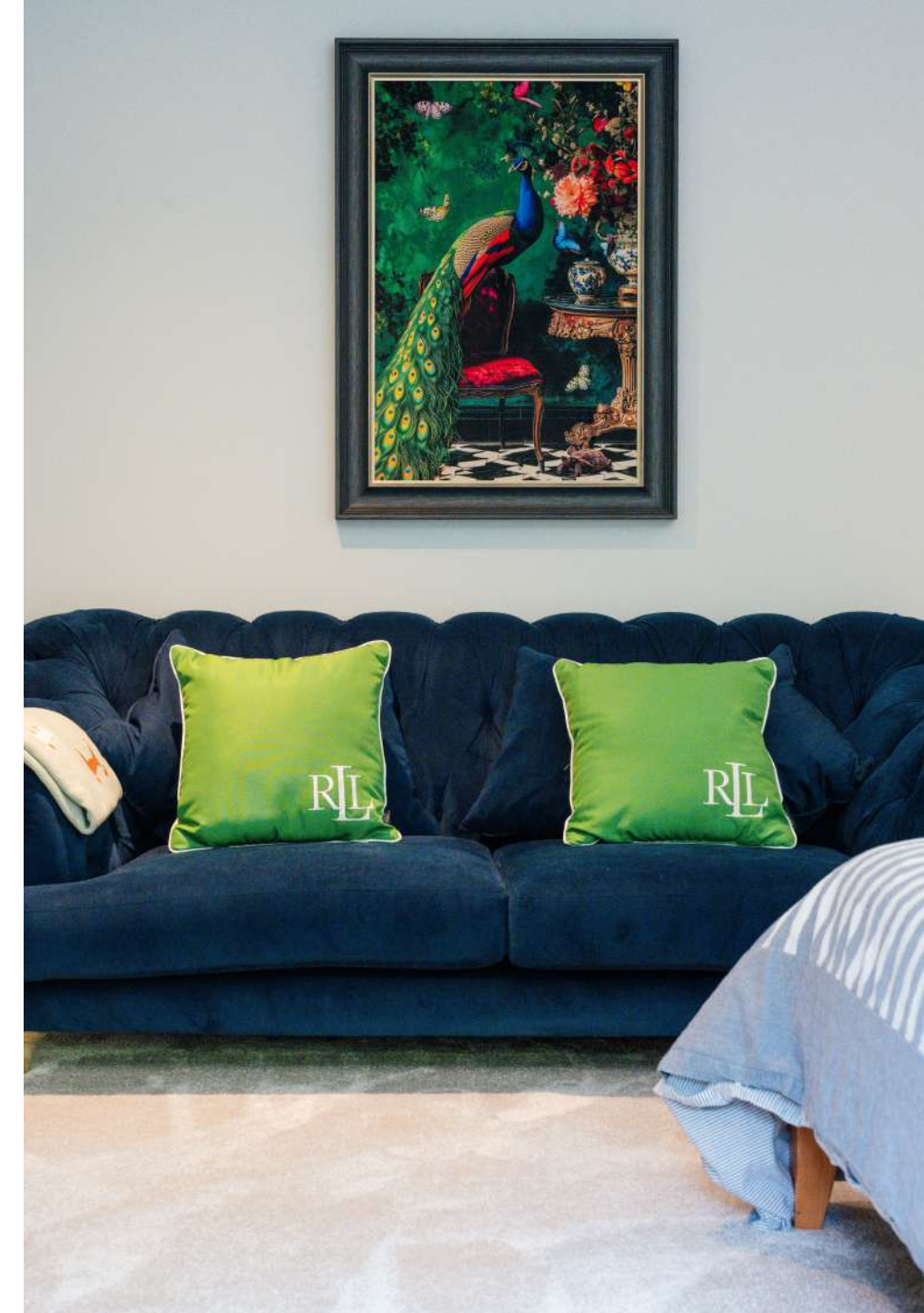
Ascending to the first floor, you are welcomed by a beautifully proportioned galleried landing. Light streams in from above, drawing the eye toward the refined spaces that unfold from this central point. The layout is effortlessly intuitive, offering graceful transitions between each of the four en-suite bedrooms.

To one side, a spacious bedroom suite serves as a tranquil private retreat. Generous in scale and filled with natural light from large windows framing leafy views, the room is complemented by an elegantly appointed en-suite and a dedicated dressing room, balancing comfort, style, and practicality with ease.

Across the landing, a second substantial suite echoes the sense of calm and comfort. With its own private dressing area and luxurious en-suite, it offers a touch of independence ideal for guests or family members seeking their own space.

Two further double bedrooms, both with en-suite facilities, continue the home's focus on well-planned luxury. Bright, flexible and thoughtfully designed, each room provides an inviting space for rest, creativity or relaxation.

The architecture of the upper floor celebrates both light and openness, with a glazed balustrade and refined finishes subtly tying the level together. The result is a first floor that feels cohesive and calm, a series of private sanctuaries connected by intelligent design.







## A peaceful top-floor retreat for everyday living.

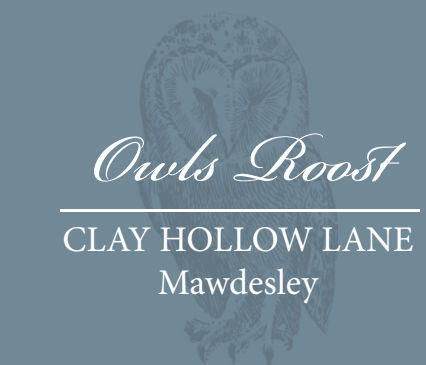
The second floor of this exceptional home is devoted entirely to a private sanctuary – a master suite designed for seclusion, indulgence, and quiet luxury. Softly carpeted stairs lead to a luminous landing, where a trio of skylights casts natural light across the pale walls and plush flooring, creating a calm and inviting threshold.

Step through and the bedroom unfolds with architectural drama. Vaulted ceilings and angled walls lend a sense of volume and character, while a muted palette and rich textures set a tone of gentle elegance. The room offers plenty of space for a sleeping area, a reading corner, and a dressing space, each bathed in daylight from windows at either end.

To the far side, bi-folding doors open onto a private balcony – a lovely feature with glass balustrades and composite decking, this elevated terrace creates an elegant outdoor space, perfect for morning coffee or evening drinks, with uninterrupted views across the countryside and the residents' meadow just beyond the garden.

Back inside, the suite continues to impress with two full-sized dressing rooms, each fitted with bespoke cabinetry and ample storage. A dedicated laundry room adds convenience, tucked neatly away from the main living space.

The en-suite bathroom features a freestanding bath, a sleek vanity unit, and beautiful tiling – all curated to elevate the rituals of daily life.











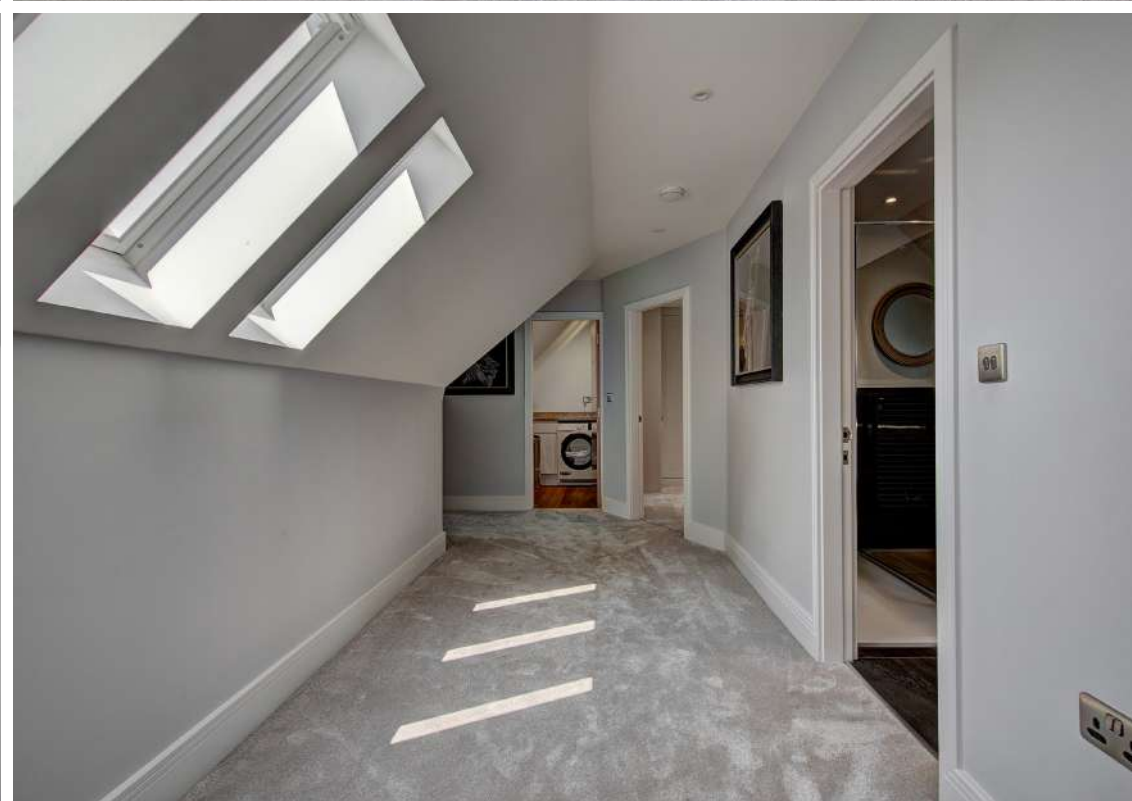


# From garden to meadow - a life beautifully framed

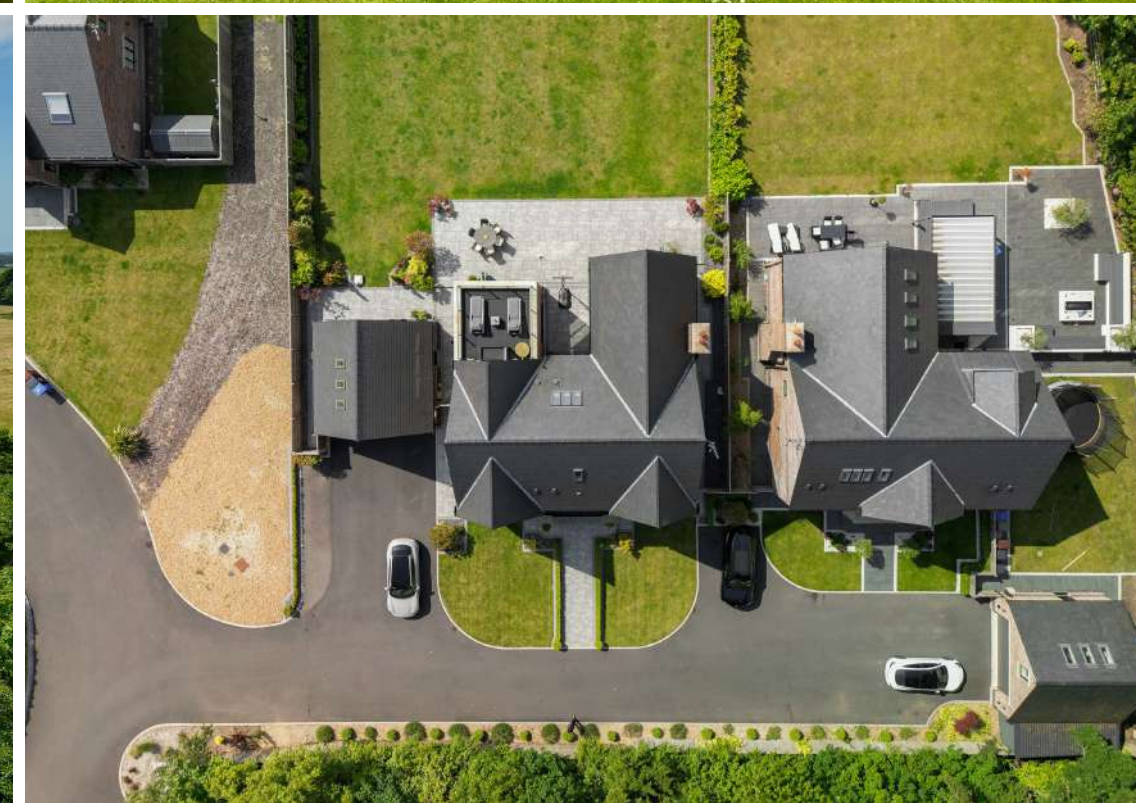
The rear elevation of the home makes a bold architectural statement, balancing symmetry with warmth. Clean lines, gabled rooflines and expansive glazing create a seamless visual link between inside and out. Bi-folding doors open wide to dissolve the boundaries, filling the principal living spaces with natural light and uninterrupted views across the gardens. The use of warm brickwork, stone accents and contemporary fenestration ensures the home sits harmoniously within its setting.

To landscaped garden offers expansive patio areas that provide ample space for dining and relaxation, while the lawn stretches to planted borders and gated access to a beautifully tended communal meadow exclusively for residents, at its centre, a wildlife pond is bordered by wildflowers and native planting, attracting a rich variety of wildlife.

Tucked on the edge of the ever-desirable village of Mawdesley, this exceptional home enjoys a setting that is both picturesque and privileged. Mawdesley is a quintessential Lancashire village, celebrated for its peaceful pace of life, strong community spirit, and timeless rural charm. With a population of just under 2,000, it offers a warm, welcoming atmosphere, complete with a vibrant social calendar, historic churches, a popular local pub, and a village hall that hosts a wide range of clubs and events throughout the year. The surrounding landscape is a captivating patchwork of rolling fields, ancient woodland, and meandering country lanes, providing endless opportunities for walking, cycling, and exploring the natural beauty of West Lancashire.



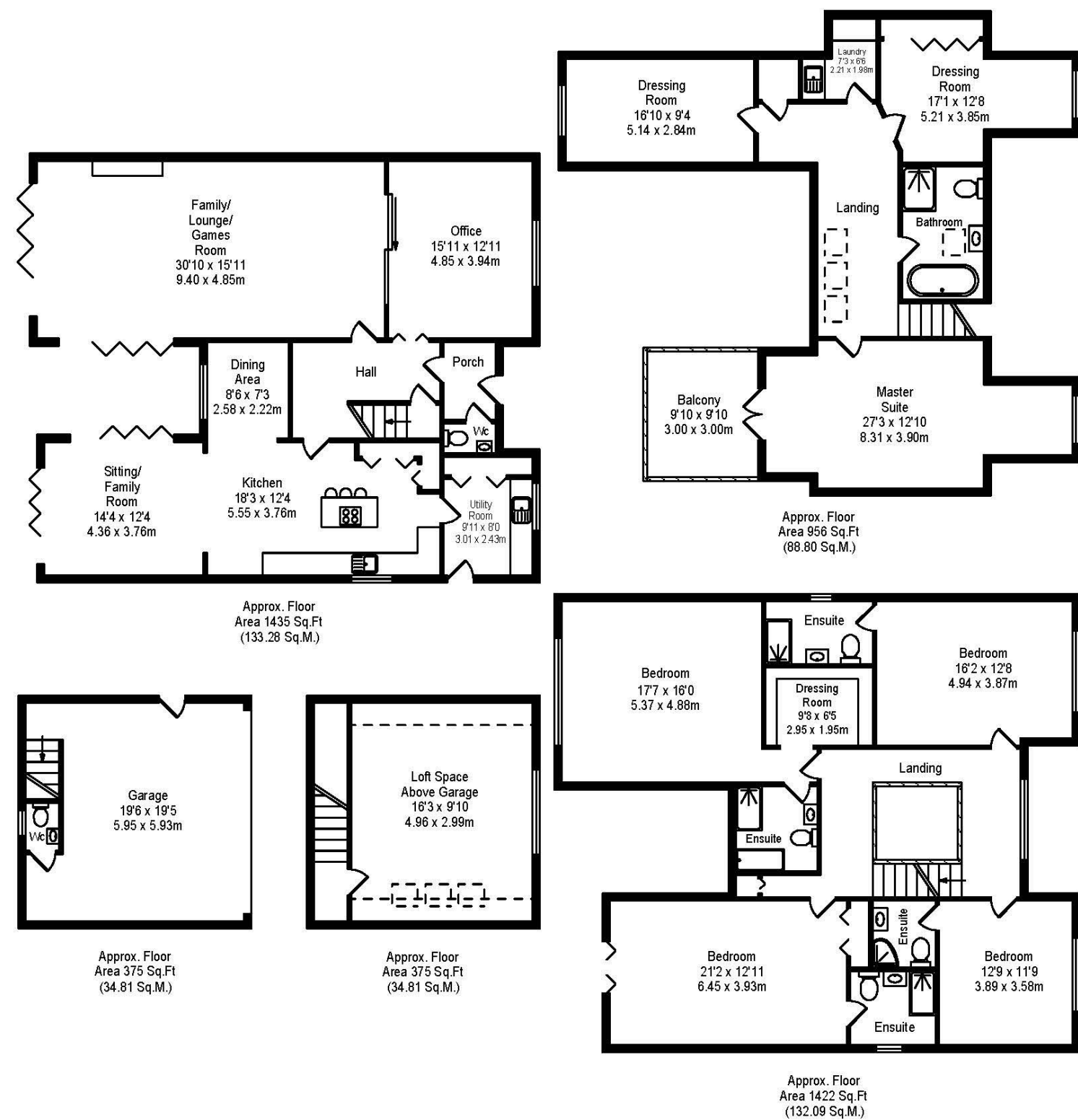






# HOUSE & HERITAGE

- Five double bedrooms, each with private en-suite bathrooms
- Expansive open-plan living space with feature fireplace and bi-folding doors
- Luxury kitchen with premium NEFF appliances and statement quartz island
- Underfloor heating throughout ground and first floors for year-round comfort
- Home office with bespoke cabinetry
- Landscaped rear garden with large patio and planted borders
- Detached double garage and generous private driveway
- Energy-efficient design with air source heat pump and mechanical ventilation
- Exclusive access to residents’ meadow with pond and abundant wildlife
- Sought-after Mawdesley village location, close to schools, countryside walks, and transport links



Clay Hollow Close, Mawdesley  
Total Approx. Floor Area 4562 Sq.ft. (423.79 Sq.M.)

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





