



2026

A detailed blue line-art illustration of a landscape occupies the bottom third of the page. It shows a body of water in the foreground, with a small boat and a figure. In the background, there are rolling hills and a large, leafy tree on the left side.

HOUSE & HERITAGE



Discover the Art of Country Living

Embraced by countryside and sweeping open views, this exceptional new home captures the perfect harmony between architecture and nature. Its design feels effortless, a home that settles into its surroundings with quiet confidence, as if it has always belonged to the landscape itself. Inside, every space is bathed in natural light and crafted with exquisite precision, blending modern comfort with timeless character. More than just a residence, this is a place to slow down, breathe deeply, and shape a home that reflects your own sense of beauty and belonging, with the rare opportunity to personalise every finishing detail.




Sandy Way Manor
2026

Experience Unmatched Craft, Embrace Ultimate Privacy

Nestled along Sandy Way, Holmeswood, amidst the scenic landscape of West Lancashire, this prestigious family home will command a prime south-facing position within two idyllic acres. It will be approached through gated, brick-pillared access, and a sweeping drive will deliver you to a home that promises utter seclusion, serenity and luxury.





Exclusively Yours

With approximately 3,000 sq ft of inspired living space, this residence will redefine modern family luxury with a lasting sense of grandeur and architectural grace. Expansive windows will flood the interiors with natural light, seamlessly connecting the home's refined interior with its serene green surroundings.

A Striking Welcome:

An impressive double-height entranceway will open into a grand reception hall, offering a first glimpse of the sophistication and craftsmanship that permeates every detail of the home.

Elegant Living Spaces:

Each principal room will be designed with understated elegance and meticulous attention to finish, blending innovative home technology, subtle lighting, and timeless materials to create spaces that both inspire and embrace.

The Heart of the Home:

At its centre, a statement open-plan kitchen and entertaining area will showcase bespoke cabinetry, exquisite surfaces, and the latest integrated appliances. At this stage, every element can be tailored to your taste, allowing you to shape the ultimate culinary and social hub.

A Private Sanctuary:

The principal suite will offer a refined retreat, complete with vaulted ceiling and a luxuriously appointed ensuite bathroom, an indulgent space to unwind and escape.

Luxury for Family and Guests:

Each of the three additional bedrooms will provide a stylish en-suite, generous proportions, beautiful outlooks, and premium finishes, ensuring every member of the household enjoys complete comfort and privacy.

Designed for Modern Life:

A dedicated study, relaxing lounge with feature fireplace, and flexible ground-floor rooms will offer the versatility to adapt beautifully to work, leisure, or family living.

Outdoor Living

Spanning two acres of beautifully landscaped grounds, the property will offer endless potential for entertaining, recreation, and enjoying peaceful rural outlooks. Mature trees and manicured hedges will deliver privacy, while expansive lawns and sun-soaked patios will embrace the south-facing exposure, created for alfresco dining and summer gatherings.

Technology & Features

Fully integrated smart home systems will be installed

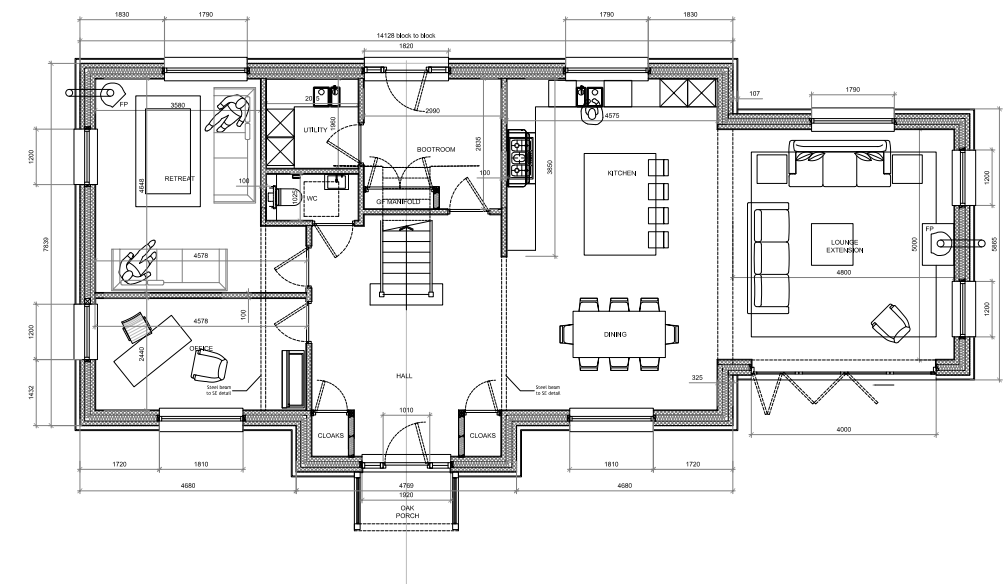
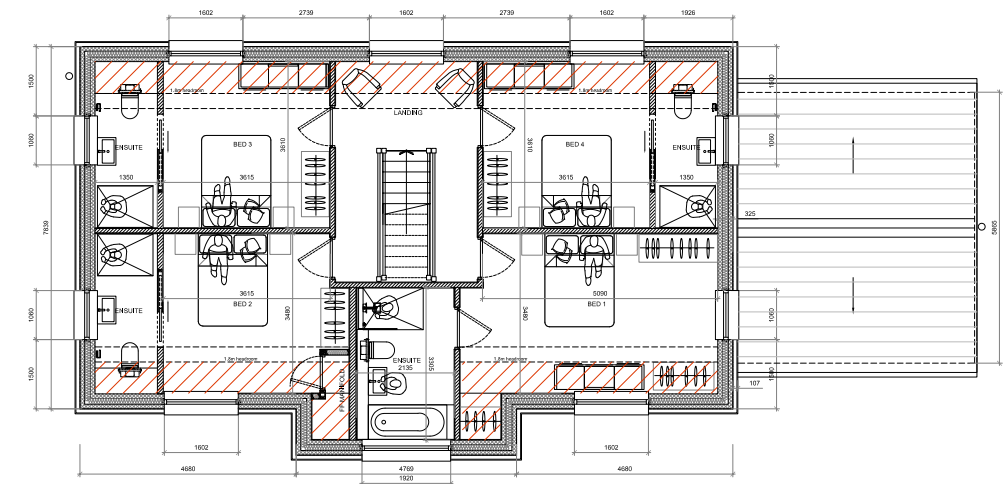
State-of-the-art security and access technology will be provided

Underfloor heating and hi-spec insulation will ensure year-round comfort

Designer fixtures and bespoke joinery will feature throughout

Energy-efficient, future-proofed infrastructure will be incorporated for effortless modern living





FIRST FLOOR





Where Rural Tranquillity Meets Boundless Possibility

Holmeswood's embrace extends to a network of welcoming neighbouring communities. Mere Brow and Rufford offer classic village amenities, while the historic market towns of Ormskirk and Burscough present a lively buzz, think weekly markets, independent cafés, farm shops, and rustic pubs perfect for Sunday afternoons. Burscough Wharf, a local favourite, sits at the water's edge with its blend of artisan bakeries, art studios, and boutique stores.

For families, educational prospects are as appealing as the surroundings. The village is home to Holmeswood Methodist Primary School, a well-regarded option with a close-knit ethos. Excellent secondary and primary schools in Ormskirk, Burscough, and Tarleton add further choice and reassurance.

Commuters have every opportunity at their doorstep. Holmeswood is just moments from the A59, providing a swift route to the M6 motorway, with Liverpool and Manchester within comfortable driving distance. Rail connections from Burscough Bridge and Rufford stations unlock easy travel to Preston, Manchester, and Southport, bringing the North West's finest cities and attractions closer than ever.

The landscape itself is alive with leisure possibilities: canal boating from Rufford Marina, heritage outings at nearby Rufford Old Hall, and miles of walks or cycle routes through some of Lancashire's most unspoilt scenery. It's a community that balances tranquil living with a spirit of adventure, as village fetes blend with kayak adventures and fresh air beckons from all directions.

In Holmeswood, you'll discover not only a village but a way of life, rooted in natural beauty, flourishing with modern convenience, and alive with endless opportunity. Here, the treasures of West Lancashire are yours to discover, one winding lane and sunlit morning at a time.

HOUSE & HERITAGE

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