



Ballam Road, Lytham St Annes, Lancashire, FY8 4NJ

Offers Over £3,000,000







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6 Bedrooms



6 Bathrooms



4.9 Acres OTA

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- Fantastic modern, six bedroom family home
 - Architect designed by Steve Tortelli
 - Set in incredible gardens and grounds of 4.9 acres (2 hectares) or thereabouts
 - Fantastic Ballam Road location, close to the upmarket town of Lytham
 - Good access to the main road and motorway network



Cedar Lodge is a striking contemporary residence that combines bold architectural design with elegant interiors and exceptional family accommodation. Positioned along Ballam Road, this impressive home offers privacy, luxury and refined modern living within one of Lytham's most sought-after locations. The property is set in 4.9 acres (2 hectares) of beautifully presented grounds, this really is a remarkable home.

Designed with clean lines, fabulous glazing and beautifully balanced living spaces, every element of the property has been carefully considered to maximise natural light, comfort and connection with its landscaped surroundings.

The property is entered from Ballam Road onto a gravel driveway and to a turning circle, leading to the garaging and front door. The front door is positioned within an open porch and opens into a truly impressive space, views of the stunning gardens can be seen from here and the magic of this property starts to unfold.

A central feature staircase rising to the first and second floors takes pride of place, creating a striking focal point within the home. This impressive space is open to both the kitchen and living areas.

The contemporary kitchen is beautifully appointed with an extensive range of sleek fitted units, integrated Miele appliances, a secret wine cellar/pantry and a generous central island, providing the perfect space for both everyday family life and entertaining. Large format porcelain tiled flooring, quartz work surfaces and a stylish stone splashback complete the luxurious finish, while contemporary pendant lighting adds to the modern aesthetic. The island also offers informal breakfast seating, making it an ideal gathering point for family and guests.







The dining room and lounge are beautifully bright, inviting spaces positioned to one side of the home and opening onto the rear patio through glazed doors. A striking built in aquarium, set within the wall between the dining room and hallway, creates a unique focal point. The layout is well designed for enjoying entertaining both outdoors and in.

Just off the kitchen is a dedicated cinema room, offering the perfect setting for those who love film or sporting events.

Beyond the cinema room is a fabulous additional living space, currently fitted with a kitchenette and WC. Offering excellent potential to serve as a self contained annex or guest suite, perhaps a home office or a studio? The choice is yours. This adaptable accommodation also benefits from internal access to the generous double garage, adding further convenience.







Off the hallway and to the front of the property is a conveniently placed WC with wash hand basin, along with a home office/ further reception room.

The central staircase rises to the first floor where there are 4 bedrooms. The superb principal bedroom comes with a balcony, the perfect place to enjoy the views over the grounds. A spacious dressing room with fitted wardrobes and ensuite are provided. The en-suite benefits from a double ended bath, walk in shower, double wash hand basin within fa unit, WC and heated towel rail.



The remaining three bedrooms to the first floor are all complete with their own en-suite. Bedroom two has a lovely Juliet balcony, again a perfect place to take in the most amazing views across the grounds.

The staircase rises further to the second floor where a further two bedrooms are found. There is an en-suite to one of the bedrooms on this level, along with fitted wardrobes.





The gardens and grounds are something to behold with huge expanses of lawn, attractive planting to include colourful flower and shrub beds, tree planting and ponds. A polytunnel and vegetable garden are ideal for those who enjoy growing fruit and vegetables. There are many attractive features to include a golf green for those budding golfers, tree house, folly and ponds. The photographs speak a thousand words. It is truly remarkable.

Adding to the property's unique character is the presence of a historic effect stone ruin, providing a striking yet fascinating feature within the grounds.

There is also a thatched roof hut positioned overlooking the rear pond, a perfect place to relax on those summer nights.

An excellent garden lodge sits within the gardens. Nature unfolds around you, A great place to utilise as a home office or perhaps a summer house, maybe a bar? Off this space is an outdoor decked seating area, a perfect place for summer BBQ's.

The double garage has electric up and over doors and a room above, a great space for a hobby room.





Boundary Plan



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an LPG central heating system. Foul drainage is via a septic tank and we have been informed that this does comply with current regulations. The solar panels are part of the property and are owned by the current owners.

Parking allocated and number of spaces : There is plenty of parking to the front of the property and also within the garaging.

Planning application for certificate of lawfulness on the gardens.

Construction Type : Brick built, tiled roof.

Building Safety : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property sits within the Lytham Conservation Area.

Easement and Wayleaves or Rights of Way : N/A

The title documents are available upon request from the agents office.

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3. We have been informed that the property was built 750mm higher to offset any concerns about flooding.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Vodafone, Three and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fylde Borough Council **Council Tax:** Band H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///ballpoint.pickle.pocketed

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

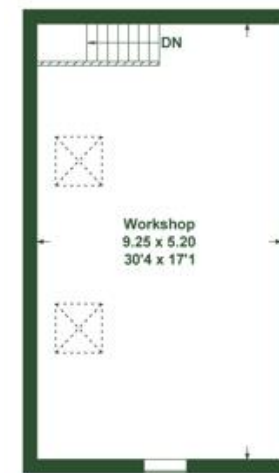
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



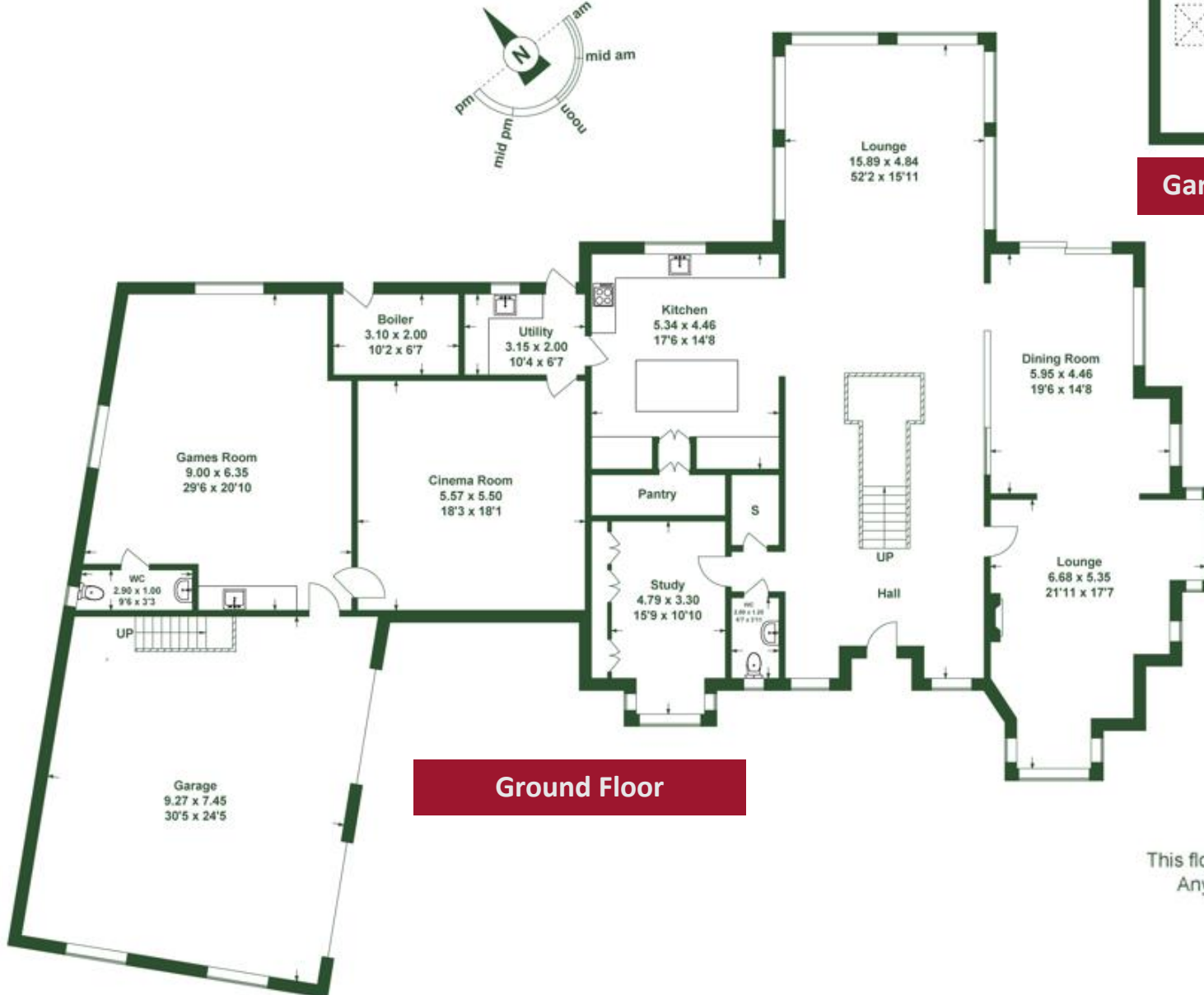
Approximate Gross Internal Area : 528.47 sq m / 5688 sq ft
 Garage Floor Area : 112.54 sq m / 1211 sq ft
 Outbuilding Floor Area : 26.01 sq m / 280 sq ft
 Total : 667.02 sq m / 7179 sq ft



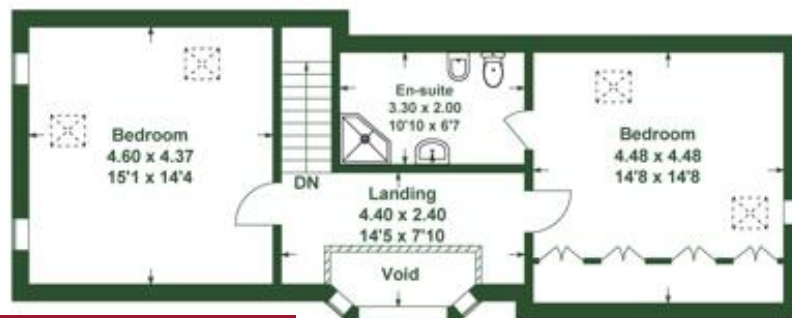
Garage First Floor



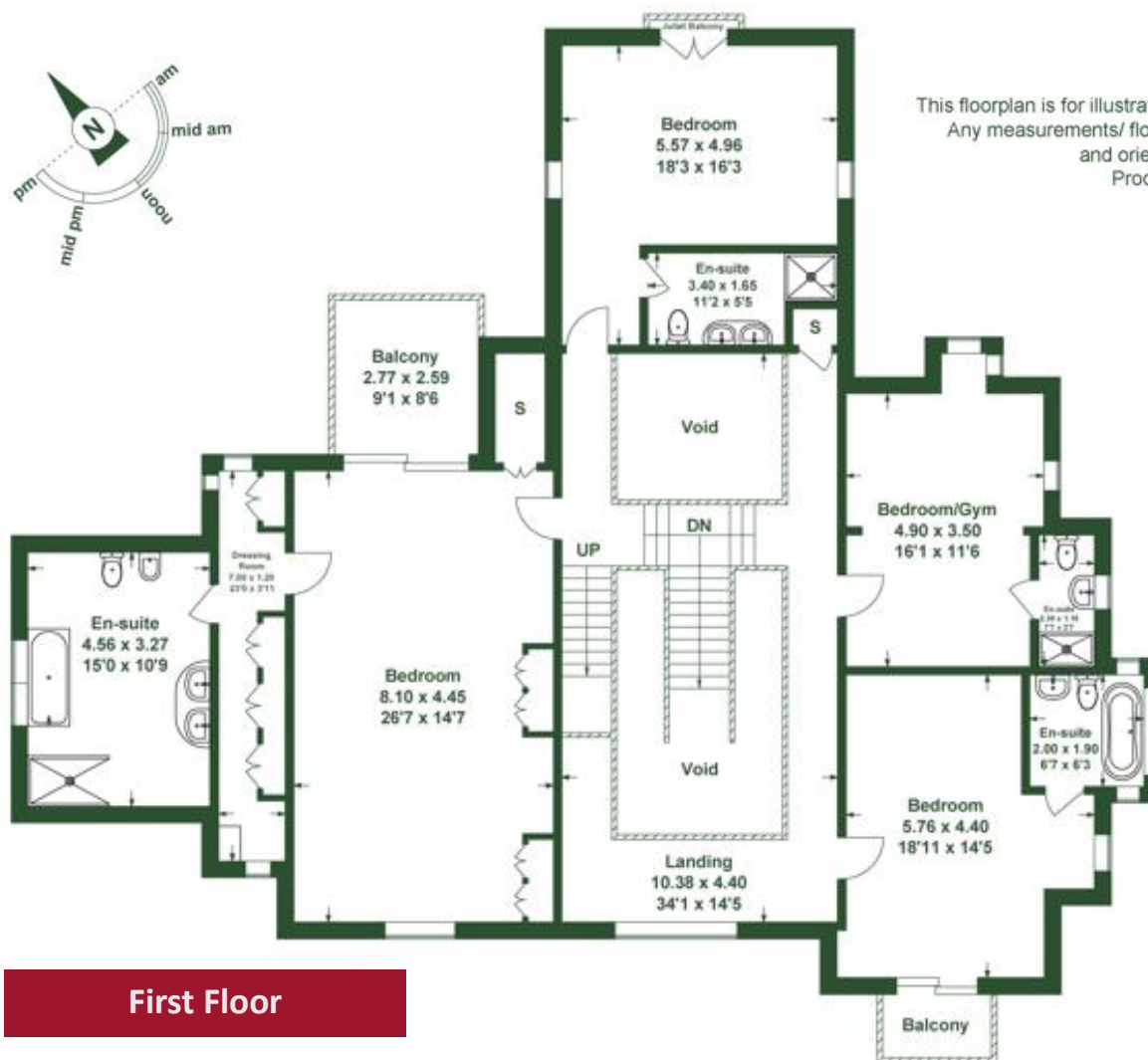
Outbuilding



This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Second Floor



First Floor

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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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