



ESTATE AGENTS • VALUER • AUCTIONEERS



## Pipers Reach Plot 6 Ballam Oaks, Lytham

- Ultra Modern Detached Family Property
- Offering Superb Accommodation over 3 Floors
- Large Feature Windows with Countryside Views
- Large Triple Height Glass Atrium
- Open Plan Modern Stuart Frazer Kitchen & Utility/Boot Room
- Living Room & Separate Retreat Room
- Five/Six Bedrooms & Four Bathrooms
- Office & Cinema Room/Gym
- Double Garage & Off Road Parking
- Viewing Essential

**£1,825,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



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### BALLAM OAKS

The Ballam Oaks development comprises twelve impressive, individually designed executive homes combining charm and character with all the modern luxuries that you would expect from a prestigious exclusive gated development. Being within minutes from Lytham Green and the town centre with its tree lined shopping facilities, restaurants and bars. There are a good selection of local primary and secondary schools within easy reach together with a number of championship golf courses. The M55 motorway access is also within a couple of minutes driving distance.

### PIPERS REACH

Pipers Reach is an ultra modern 5736 sq ft home, incorporating rendering and Chatsworth brick. With large windows which will enjoy great views across the open countryside from the Living Room, Kitchen and five of the Bedrooms. There is a large triple-height glass atrium, open plan modern Stuart Frazer Kitchen and a Utility/Boot Room, Living Room and separate Retreat Room. There is access through the Utility to a Double Garage and garden storage area.

Comprising five bedrooms, one of which is the Master Bedroom with a large Dressing Room and En Suite. A staircase leading to the second floor with a further two Bedrooms, Office and Cinema Room/Gym.

Underfloor heating is run via an eco friendly air source heat pump and wood burning stoves will ensure that this well insulated home will always be warm and cosy.

### FEATURES INCLUDE

Traditional build with high specification aspects and fittings.

Combination of handmade bricks, cedar weatherboarding and excellent quality rendering.

Substantial insulation.

Solid windows, oak doors and features throughout.

Underfloor heating.

Air source heat pump.

Fresh air circulation/exchange arrangements.

'Rako' mood and energy efficient lighting.

'Sonus' sound, wi-fi and security system.

Hand crafted kitchens, utility facilities and boot/mud room.

Villeroy Boch bathrooms, shower rooms and en suites.

NHBC cover.

### GROUND FLOOR

#### RECEPTION HALLWAY/GLASS ATRIUM

9.22m x 4.04m max (30'3" x 13'3" max)

#### CLOAKS/WC

#### LARGE OPEN PLAN LIVING ROOM

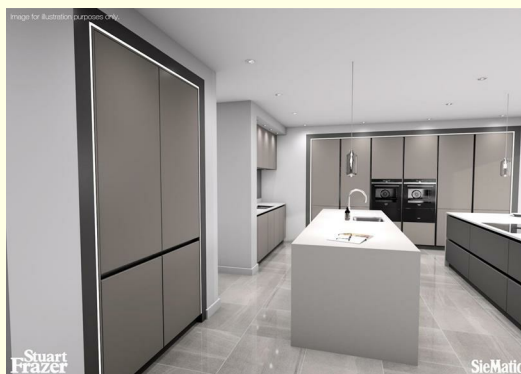
9.37m x 5.99m (30'9" x 19'8")

#### RETREAT ROOM

5.99m x 4.98m (19'8" x 16'4")

#### MODERN KITCHEN

5.99m x 5.44m (19'8" x 17'10")



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**UTILITY/BOOT ROOM**  
4.39m x 4.32m (14'5 x 14'2)

**GARDEN STORE/DOUBLE GARAGE**  
7.19m max x 5.97m (23'7 max x 19'7)

## FIRST FLOOR

**MASTER BEDROOM SUITE**  
5.99m x 3.78m (19'8 x 12'5)

**DRESSING ROOM**  
5.94m x 3.89m (19'6 x 12'9)

**EN SUITE BATHROOM**  
5.69m x 2.64m (18'8 x 8'8)

**EN SUITE WC**  
1.96m x 0.99m (6'5 x 3'3)

**BEDROOM SUITE TWO**  
5.97m x 3.61m (19'7 x 11'10)

**DRESSING ROOM**  
2.21m x 2.18m (7'3 x 7'2)

**EN SUITE SHOWER/WC**  
2.24m x 2.21m (7'4 x 7'3)

**BEDROOM THREE**  
4.78m x 3.66m (15'8 x 12')

**BEDROOM FOUR**  
5.99m x 4.11m (19'8 x 13'6)

**BATHROOM/WC**  
4.62m x 1.98m (15'2 x 6'6)

## SECOND FLOOR NORTH

**BEDROOM FIVE**  
4.93m x 4.42m max (16'2 x 14'6 max)

**BEDROOM SIX/TV DEN**  
5.38m x 4.39m max (17'8 x 14'5 max)

**BATHROOM/WC**  
3.23m x 1.75m (10'7 x 5'9)

## SECOND FLOOR SOUTH

**OFFICE**  
5.99m x 4.11m max (19'8 x 13'6 max)

**CINEMA/PLAY ROOM/GYM**  
5.99m x 5.97m max (19'8 x 19'7 max)

## PLANT ROOM

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band H - To be confirmed.

## MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure is to be confirmed.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

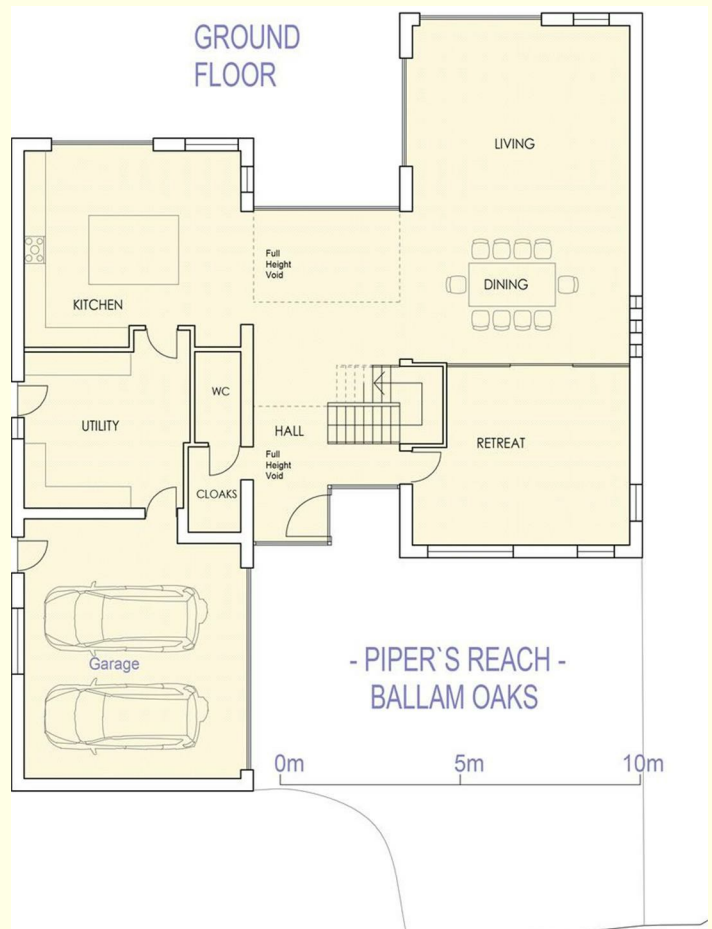
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

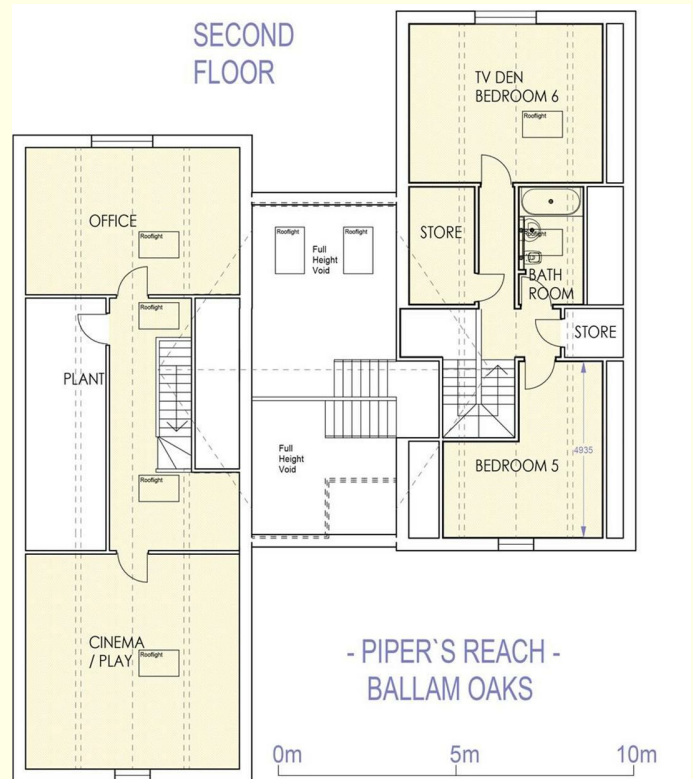
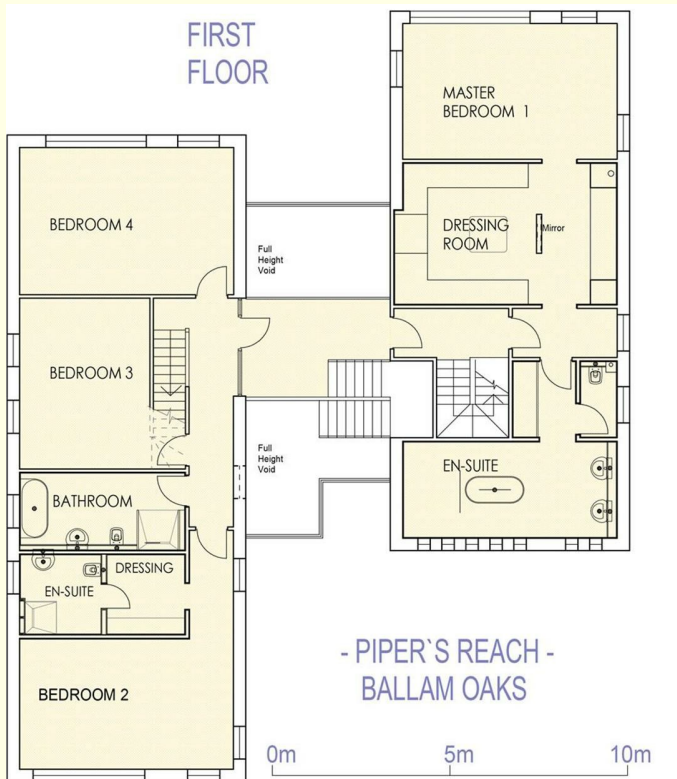
## PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared May 2022





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6 Park Street, Lytham, Lancashire, FY8 5LU  
Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

