



**Lytham**  
Estate Agents

Broadacres, Ballam Road  
Westby | PR4 3PN





# Broadacres

*A Unique L.A Style Mansion, Constructed To The Highest Standard Of Finish & Design. Comprises; Four Reception Rooms, Stunning Dining Kitchen, Five Double Bedrooms & Four Luxury Bathrooms, Private large Gardens, This Gem of a Property is Set in The Fylde Countryside, Approx 4 Miles from Lytham, The Property Also has a Large Four Car Garage, Dwelling with all Services.*



**Lytham**  
Estate Agents

### Entrance

Exterior lighting, 'Weru' steel and aluminium door with biometric entrance system and triple glazed side windows, leading into

### Entrance Vestibule

8' x 4'4" (2.44m x 1.32m)

Tiled floor, solid oak wood frame door with triple glazed glass panel and matching side windows leads into

### Reception Hallway

With Bespoke solid oak and brushed steel spindle staircase leading to the first floor, inset LED ceiling down lighting, inset LED low level mood lighting, tiling to the floor with under floor heating, solid oak doors with walnut inlay leading to

### Sitting Room

23'5" x 19'10" (7.14m x 6.05m)

(Measured to the widest point) Solid oak double doors from the reception hallway, triple glazed aluminium bi-folding doors set between two triple glazed upvc windows over-looking the rear garden and lead onto the large patio area, two further triple glazed upvc windows, built in plasma tv, Dru

designer whole-in-the wall living flame gas fire, inset LED ceiling down lighting, tv point, power points, carpeted floor with under floor heating

### Garden Room

26'6" x 16'11" (8.08m x 5.16m)

Solid oak framed French doors with glass panels and matching glass side panels from the reception hallway, triple glazed upvc French doors leading onto the rear garden and large patio area, two triple glazed upvc windows situated either side of the French doors, a further three triple glazed upvc windows, Dru contemporary three sided living flame gas fire, inset LED ceiling down lighting, tv point, power points, tiled floor with under floor heating

### Dining Kitchen

32' x 15'10" (9.75m x 4.83m)

Contemporary bespoke kitchen units with soft close doors and drawers. Silestone quartz work surfaces with stainless steel twin sink and twin drainers built into work surface, chrome mixer tap and chrome Quooker boiling tap. Integral appliances include Miele ovens x2, combi microwave, steaming oven, warming drawers x2 and dishwasher. Centre Island and Breakfast bar with matching work surface incorporating Induction 5 ring hob, remote control illuminated extractor, Miele under-mount fridge and

wine cooler with red and white wine temperature control. Panasonic American style fridge freezer with ice and water dispenser. Triple glazed upvc window, triple glazed aluminium bi-folding door leading to the rear garden and patio area, inset LED ceiling down lighting, wall mounted Panasonic plasma tv, tiled floor with under floor heating, solid oak wood door leading to

### Utility Room

10'1" x 9'11" (3.07m x 3.02m)

A range of contemporary white lacquered fitted wall and base units, work surface with twin sink and chrome mixer tap, Miele washing machine and tumble dryer, Two Triple glazed upvc window, upvc door with triple glazed glass panels leading to the rear garden, triple glazed upvc Sky light, wall mounted heated towel rail radiator, inset LED ceiling down lighting, power points, tiled floor with under floor heating, solid oak wood door leading to





### Boiler Room

9'11" x 7'4" (3.02m x 2.24m)

Triple glazed upvc port-hole window, triple glazed sky light to the ceiling, storage cupboards, two Vaillant boilers, Beam central vacuum system, Smart ACV hot water cylinder, strip lighting, power points, tiled floor with under floor heating

### Dining Room

17'7" x 14'9" (5.36m x 4.50m)

With Solid oak bi-folding doors from the Dining Kitchen, triple glazed upvc window, overlooking the front garden, a further triple glazed upvc window, inset LED ceiling down lighting, power points, tiled floor with under floor heating

### Study

14'9" x 14'7" (4.50m x 4.45m)

With a solid oak door from the Dining Kitchen, triple glazed upvc window overlooking the front garden, inset LED ceiling down lighting, power points, tv point and cat 6 point, solid oak floor with under floor heating

### Bedroom Five

17'2" x 12'5" (5.23m x 3.78m)

(Measured to the widest point) With disabled access solid oak door from the Reception Hall, triple glazed upvc window, inset LED ceiling down lighting, tv point, power points, carpeted floor with under floor heating, disabled access solid oak wood door leading to

### En-Suite

10'6" x 6'9" (3.20m x 2.06m)

Upvc triple glazed port hole window, Villeroy & Boch suite comprising low level wc, sink with chrome mixer tap, walk-in shower with glass screen and rain dance shower and chrome mixer, inset LED ceiling down lighting, tiled floor with under floor heating

### Cloaks/Storage Room

5'10" x 4'8" (1.78m x 1.42m)

With solid oak door from Reception Hall, inset LED ceiling down lights, power points, tiled floor with under floor heating

### WC

6'10" x 5'9" (2.08m x 1.75m)

With solid oak door from Reception Hall, triple glazed upvc port hole window, Villeroy & Boch low level wc with dual flush and sink with chrome mixer tap, inset LED ceiling down lighting, tiled floor with under floor heating



## First Floor

The aforementioned bespoke solid oak and brushed steel spindled staircase leads to a large galleried landing overlooking reception hall, three triple glazed upvc windows, inset LED ceiling down lighting, loft access to insulated and boarded loft area, inset LED low level mood lighting, power points, tiled floor with under floor heating and solid oak doors with walnut inlay leading to

### Master Bedroom (one)

19'3" x 16" (5.87m x 4.88m)

Overlooking the rear garden with spectacular views beyond. Triple glazed upvc window, Triple glazed upvc full length windows with French double doors opening onto balcony with glass panels and steel hand rails, feature perimeter ceiling lighting, Inset LED ceiling down lighting, power points, carpet to the floor with under floor heating, opening in to

### Dressing Area

6'4" x 5'1" (1.93m x 1.55m)

Inset LED ceiling down lighting, carpet to the floor with under floor heating, solid oak door to

### En-suite

11'7" x 11' (3.53m x 3.35m)

Triple glazed upvc window, Villeroy & Boch suite comprising Bath inset into feature tiled area, sink with chrome mixer tap, low level wc with wall mounted chrome flush plate, bidet with chrome fittings, walk-in shower with glass screen, rain dance shower and chrome mixer, inset LED ceiling down lighting, tiled walls, chrome heated towel rail, tiled floor with under floor heating.

### Master Bedroom (two)

23' x 17'7" (7.01m x 5.36m)

(Measured to the widest point) Overlooking the rear garden with spectacular views beyond, two triple Glazed upvc windows (one to the front and one to the side), triple glazed upvc full length windows set either side of triple glazed upvc French doors opening onto a balcony with glass panels and steel hand rails, inset LED ceiling down lighting, power points, tiled floor with under floor heating, solid door leading to

### En-suite

11'4" x 8'8" (3.45m x 2.64m)

Triple glazed upvc window, Villeroy & Boch bath set in featured mosaic tiling with Hansgrohe Chrome wall mounted mixer plate, Villeroy & Boch sink with Hansgrohe chrome mixer, Geberit low level wc with chrome flush plate, Shower cubicle with glass door and Hansgrohe chrome mixer and rain dance shower and separate shower head, inset LED ceiling down lighting, extractor, chrome heated towel rail, Illuminated wall mirror, tiled walls, tiled floor with under floor heating

### Bedroom Three

18'10" x 14'9" (5.74m x 4.50m)

Two Triple glazed upvc windows, a range of Gunston white lacquered fitted wardrobes, feature built in pop-up tv, inset LED ceiling down lighting, solid oak door leading to



### Jack and Jill En-suite Bathroom

14'2" x 7'10" (4.32m x 2.39m)

(Measured to the widest point) Triple glazed upvc window, triple glazed sky light to the ceiling, Villeroy & Boch suite comprising egg shaped bath with chrome mixer taps and feature coloured glass panel to the wall behind, sink with chrome mixer tap, low level wc with dual flush, walk-in shower with glass doors with rain dance shower and chrome mixer, inset LED ceiling down lighting, extractor heated towel rail, tiled walls, wall cupboard with mirrored doors, tiled floor with under floor heating

### Bedroom Four

14'2" x 12'10" (4.32m x 3.91)

(Measured to the widest point) Triple glazed upvc window, Gunston built in wardrobes with white lacquered doors, inset LED ceiling down lighting, power points, carpet to the floor with under floor heating, solid oak wood door leading to storage room with inset LED ceiling down lighting, tiled floor with under floor heating. Solid oak door from the bedroom leading to

### Storage Room

With solid oak door from the landing, inset LED ceiling down lighting, tiled floor with under floor heating.

### Four Car Garage

Situated to the rear of the property, two electric up and over doors, triple glazed upvc French doors leading to the rear garden, two triple glazed upvc port hole windows, triple glazed upvc door. A range of storage cupboards, sink, hot and cold water, loft access, strip lighting, power points, tiled floor with under floor heating.

### External

The front of the property is approached through electric gates controlled via the house and leads onto an impressive and extensively blocked paved driveway with parking for several cars, laid to lawn area with flagged area running around the perimeter of the property. The large rear garden is laid to lawn and has magnificent views beyond. There is a large patio area leading to the four car garage

### Additional Information

- 'Weru' Biometric Door Entry System
- 'Beam' central vacuum system
- CCTV System includes 7 cameras throughout the property
- The property is installed with heat recovery ventilation system throughout
- All windows to the house and garage are 'Weru' triple glazed with solar glass

- All doors are solid oak with walnut inlay and Schneider door furniture
- Under floor heating throughout with individual thermostat controls in each room
- Sonos sound system to all main rooms
- Cat 6 tv and internet points to all rooms except dining room

Council Tax Band - H

Freehold

### EPC Results

Current Energy Efficiency Rating - B (83)

Potential Energy Efficiency Rating - B (86)

Current Environmental Impact Rating - B (84)

Potential Environmental Impact Rating - B (86)



**Lytham**  
Estate Agents

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



