



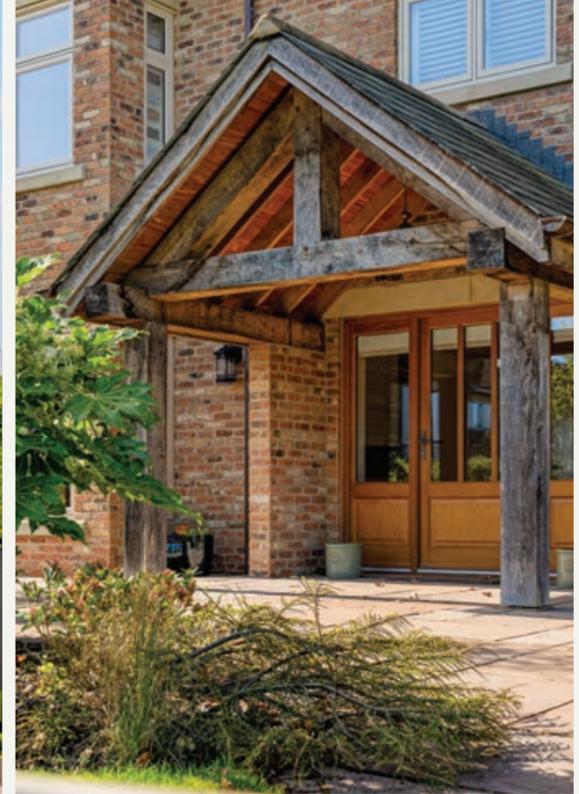
## A House of Rare Ease and Elegance

*A house of rare scale, craft and serenity, Stainton is the quiet star of Ballam Oaks, a modern country residence with the stature of a manor house and the effortless ease of a meticulously designed smart home, moments from the heart of Lytham yet wrapped in open sky and open greenbelt pastureland.*

*Tucked within an intimate gated enclave on Ballam Road, it enjoys that rare equilibrium between countryside calm and cosmopolitan convenience. To the front, manicured lawns lead the eye towards aspects of Lytham Green Golf club; to the rear, the land drifts away into open fields and ever-changing big skies that mark the passing of each season. All the while, Lytham's boutiques, cafés, restaurants and the historic parkland of Lytham Hall sit within an easy walk, close enough for a stroll to breakfast, yet far enough for the house to retain its deep, restorative peacefulness.*

## Timeless Beauty, Gently Recrafted

As the electric gates draw back and the stone driveway sweeps towards the house, there is an immediate sense of occasion - the kind of arrival usually reserved for country estates rather than contemporary homes. The architecture is confidently timeless: deep, characterful brickwork, expansive glazing and a striking oak-framed porch that quietly telegraphs craftsmanship and substance before you even reach the front door. Every detail, from the rhythm of the paired front gables to the satisfying weight of the oak door and the artistry of the exterior lighting, speaks of a home conceived to impress at first sight yet feel instantly, irresistibly welcoming.





## Oak, Light and A Sense of Occasion

Step through the double-glazed oak door and the entrance hall immediately declares the character of the house: with oak flooring, a graceful staircase sweeping upward, and light drifting in from every direction. The refined joinery, coving and perfectly placed lighting create a calm, gallery-like canvas for art and heirlooms, while discreet under-stairs storage keeps the space effortlessly composed. This is not merely a passageway, but a ceremonial heart to the home - a place to welcome guests, to dress a Christmas tree, and to let the noise of the day fall away the moment you cross the threshold.

A beautifully finished ground floor cloakroom, with Villeroy & Boch fittings, Hansgrohe chrome-ware, paneled walls and a softly lit recessed shelf, turns a practical necessity into a small jewel box of a room.





## Space With Endless Possibilities

Positioned to the front of the house, this beautifully proportioned room is currently styled as a private retreat lounge, yet its grace and scale are perfectly suited to lingering dinner parties as much as focused working days. A classically styled stone fireplace with recessed Gazco coal-effect fire gives the room its quiet heart, while the window pours in natural light across oak flooring, elegant coving, integrated speakers and carefully layered lighting to create a richly atmospheric, endlessly adaptable space. Whether you imagine it as a book-lined library, an intimate snug or a candlelit dining room for twelve, it will always feel inherently, unmistakably special.





## Relaxed Yet Beautifully Composed

The main lounge is a room made for sinking into deep sofas, losing track of time in conversation and letting winter evenings unspool while the outside world quietly recedes. A window frames the sweep of green to the front, while the exposed brick chimney breast with its Stovax wood-burning stove adds a note of country-house romance and links seamlessly to the open-plan living kitchen beyond. Oak flooring, integrated speakers, layered lighting and the quiet assurance of the detailing lend the space a relaxed formality, polished enough for a cocktail party, soft and embracing enough for a Sunday film with the curtains drawn and the fire glowing.





## A Setting Made For Sharing Life

To the rear of the house, Stainton exhales into a single, spectacular sweep of space, a full-width living dining kitchen where everyday life, quiet moments and grand entertaining all effortlessly converge. Three sets of bi-fold doors fold right back onto the broad Indian stone terrace, so on bright days the room feels almost borderless, the countryside beyond becoming part of the décor and the soundtrack.







At its centre, a bespoke, handcrafted kitchen, created by a local craftsman, feels both professional and deeply personal: a dramatic 1.5m x 4m Corian island commands the room, its silky surface punctuated by integrated wine storage and a warm oak breakfast bar where coffee, homework and late night conversations naturally come to rest. Corian worktops continue the theme of clean, architectural lines, wrapped around a one and a half bowl sink with Quooker boiling water and mixer tap, ready for everything from quick midweek suppers to serious dinner party cooking.

For the cook, this is a true chefs kitchen: a full suite of premium Miele appliances - twin electric ovens, microwave, generous warming drawer, twin dishwashers, full height integrated fridge and freezer, and a sleek induction hob with integrated extractor, means every tool you need is to hand, yet visually discreet so the room never loses its calm. An exposed brick chimney breast with a double-sided Stovax stove mirrors the lounge and brings a soft, flickering warmth that makes winter suppers and late-night glasses of wine feel quietly cinematic.







Above, a dropped ceiling with LED feature lighting, pendants and built-in speakers allows you to choreograph the atmosphere with a tap: bright and energised for busy mornings, soft and low for intimate suppers, expansive and vibrant when the house is full and the music is on. This is a space that shifts mood as easily as it rearranges furniture, equally at ease hosting a dozen guests around the table as it is holding a family of four on a Sunday afternoon.

And always, there are the views. Stand at the island and you look straight out across the terrace to open fields and big skies; slide back the bi-folds and you are a step away from drinks on warm stone, long summer lunches and golden-hour sunsets spilling across the horizon. On those evenings when the light lingers, the room and terrace become one vast entertaining stage - guests drifting between kitchen and garden, doors open, music low, the scent of supper in the air. It is at once a chef's workspace, a place to unwind barefoot with a glass of wine, and the true everyday hub of Stainton, a room that doesn't just serve the house, but defines the way it is lived in.

The utility room is exceptionally well appointed, designed as a highly practical everyday entrance and service space. Bespoke cabinetry runs the full length of the room, providing extensive concealed storage along with open cubby shelving, integrated shoe storage and a useful bench seat with coat hooks above for cloaks and outdoor wear. There is plumbing in place for both a washing machine and tumble dryer, set beneath a sleek granite worktop with an inset sink, creating a robust and attractive working area for laundry and household tasks. The room is finished with large format flagstone style floor tiles that are both durable and elegant, ideal for a high traffic boot room and utility environment.







## Hotel-Styled Comfort, At Home

The oak staircase ascends to a generous first-floor landing, washed with natural light and crowned by a striking contemporary pendant that visually stitches the two floors together. From this calm, elevated vantage point, the house reveals its most private realm, with the principal suite quietly occupying the prime, view-laden position to the rear. In the principal bedroom, French doors with side windows open onto a Juliet balcony with glass balustrade, framing uninterrupted rural vistas like a living landscape painting that shifts from mist-soft dawns to burnished sunsets. The double-height vaulted ceiling and dramatic front picture window give the room a sense of volume and occasion, gently softened by wall lighting, integrated speakers and ample space for statement furniture to breathe.





The en-suite has the indulgence of a private spa: a sculptural freestanding Villeroy & Boch bath with Hansgrohe controls, a generous walk-in shower with both overhead rain and handheld options, a wall-hung vanity with twin mixers, concealed-cistern WC, marble-effect tiling, heated ladder rail, integrated speakers and an illuminated vanity cabinet. It is a room to savour slowly, a place for long evening soaks and unhurried morning rituals, not simply a stop-off in the day.

Completing the suite, a bespoke dressing room, lit by a Velux skylight, stunning feature lighting, and fitted with oak open wardrobes, shelving and drawers, turns getting ready into a daily pleasure. Beyond, the adjoining study - with front facing aspects, fitted wardrobes and oak flooring - is a wonderfully flexible companion space, equally suited to life as a private office, nursery, reading room or even a second dressing room for a truly grand, hotel-style arrangement.





## Comfort, Calm and Clever Use Of Space

Bedroom Two, to the front, is a beautifully balanced double with fitted wardrobes, shelving and matching bedside cabinetry, creating a calm, tailored guest suite. Its own Villeroy & Boch en-suite offers a walk-in shower with Hansgrohe controls, wall-hung vanity, concealed-cistern WC, elegant tiling and an illuminated mirrored cabinet - hotel-standard comfort for family or friends.

Bedroom Three mirrors the principal suite's connection to the landscape, with French doors opening to another Juliet balcony and glass balustrade, pulling the rural views deep into the room. Thoughtful fitted wardrobes, coving, ceiling and spot lighting, and media points make it as practical as it is serene.





To the opposite side, the studio / Bedroom Four is a wonderfully flexible space, with large windows to front and rear plus additional side windows, Amtico flooring and ample wiring for media. Whether it becomes a gym, art studio, home cinema, generous teenager's suite or a creative workspace, it has the scale and light to adapt as life evolves.

The family bathroom, also by Villeroy & Boch, continues the home's commitment to indulgent bathing: freestanding bath, walk-in shower with rain head, wall-hung vanity, concealed-cistern WC, feature LED-lit shelving, heated ladder rail and illuminated mirrored cabinet. It feels more private spa than everyday bathroom.





The entire second floor functions as a self-contained retreat, ideal for older children, long-staying guests or a live-in au pair. A tranquil double bedroom sits under Velux skylights with integral blinds and media points. Its en-suite continues the high specification, with Villeroy & Boch suite, step-in shower, wall-hung basin, heated ladder rail and an electronic bidet WC with remote control for a quietly decadent touch.

A further living room on this level, with a large rear picture window and additional skylight, offers a private sitting area, games room or study lounge - a separate world under the eaves with the views stretching out beyond.



## A Home That Looks Like It's Always Belonged

Beyond the development's main gates, Stainton announces itself with its own hand-painted country gates, set between stone piers, giving the approach a quietly bespoke, almost estate-like feel. The driveway then draws you in alongside clipped hedging and mature planting, before revealing the strong, clean lines of the front elevation, mellow brick, slate roof and an oak-framed porch that all quietly signal craftsmanship and permanence. A matching pedestrian gate leads to the front path, reinforcing the sense of a carefully designed threshold between the wider enclave and the sanctuary of the house itself. The architecture borrows the language of traditional country homes, symmetry, depth of façade, honest materials, yet interprets it in a modern way, so that Stainton feels as though it has always belonged on this stretch of Ballam Road.





## Life Played Out In Green And Sky

To the rear, Stainton presents a composition that feels almost like a piece of landscape architecture: strong horizontal lines of Indian stone terrace and deep lawn leading the eye outwards, framed by clipped hedging and then dissolving into open countryside and big, cinematic skies. The house reads beautifully in elevation here - its gables, dormers and bays creating a rhythm of solid and void, brick and glazing, so that the whole rear façade feels balanced, symmetrical and effortlessly grounded in its setting, as if it has always belonged to this stretch of farmland.

A vast, wraparound Indian stone terrace runs the full width of the house, creating a series of outdoor “rooms” - from open dining and lounging areas directly off the kitchen and reception spaces, to a covered oak-framed veranda where you can sit under shelter and watch the weather roll across the fields. The structural oak posts and beams lend a barn-like honesty to the architecture, softening the more contemporary glazing and tying the house back to the agricultural history of the landscape; it is this careful choice of materials, mellow brick, stone, oak and slate, that makes a modern home feel timeless rather than new.





Beyond the terrace, the lawn opens out in a broad, impeccable sweep, a true family garden where children can run, dogs can race and a marquee could sit comfortably without ever feeling cramped. Low hedging subtly defines the private plot without interrupting the long views and the boundary leads the eye, out towards the wider countryside with open fields unfolding in front of you. From here, the relationship between house and landscape is at its most powerful with nothing but green, sky and the distant line of trees.

This is a garden that works hard every day. Morning coffee on the terrace watching the mist lift from the fields; children playing on the lawn while doors stand open and music drifts out from the Sonos system; summer suppers that begin around the island and end outside as the sun slides down behind the horizon. The garden is also sealed and secure - ideal for pets. With lighting, power and a sheltered barbecue and seating area, the space is designed for serious entertaining, doors folded back, guests moving seamlessly between kitchen and terrace, the architecture framing the sunset as if it were another carefully chosen feature.





## A Place That Truly Feels Like Home - *in the owners own words*

It's hard to explain quite how special this place is, but for us it starts with the peace, the views and that feeling of "ah, we're home" as soon as you come through the gates. From the rear of the house, you're looking over your own garden and out to the trees beyond; it's calm, quiet, and properly relaxing, yet you're less than a mile from the middle of Lytham. We've owned a few houses over the years, but this one stands out for the build quality, the space, and the way it just works for everyday life.

Most mornings begin with the sun coming up at the back of the house and drifting round through the day, before finishing with the most amazing sunsets over the copse. The kitchen and dining area is our favourite spot, practical and generous, but warm and homely too. There's a really comfy corner where you can sit with a drink and a book, watching the weather roll over the fields, with the double-sided wood burner glowing away between the rooms.

We've had some magical times here with family and friends. The house really comes into its own when it's busy; one Christmas we had sixteen people staying for three days and it never felt cramped. We've hosted big garden parties where everyone's been out on the lawn enjoying the sun and the view, and we even put up marquees on the drive for the Queen's Platinum Jubilee to get all the neighbours together. It's that kind of house: it doesn't just look the part; it knows how to provide a proper gathering.



The flow of the property is something we've come to appreciate more and more. The kitchen and rear lounge open onto the garden through three sets of bi-fold doors, so in summer you're drifting in and out all day and it feels like one big living space. The retreat room at the front gives you a bit of peace and quiet when you need it, and the separate lounge/bedroom plus the big studio upstairs give you lots of flexibility; we've used that studio as a games room, gym and work space at different times. Working from home has been easy, and there has been plenty of room to welcome our children and grandchildren when they come here from overseas.

Outside has been a huge part of why we love living here. The outdoor kitchen and BBQ get used all year if we can; on summer evenings it's a real haven, sitting out watching the sun drop behind the trees. There's more wildlife than you'd expect too; we often see deer moving across the fields in the distance, with pheasants and herons regularly appearing in the fields so it feels as though the countryside is gently wrapping around the house.

The setting itself has been a real bonus. There's a proper sense of security and community in this small, gated development of just twelve homes. We walk most days from the house down to the Lytham coastline or through Lytham Hall, and we're only a few minutes from the station, motorway links and excellent schools, including AKS. Lytham town centre has everything you need, independent bars and restaurants, Lowther Pavilion, the festival on the Green and, if you're into golf, you can stroll to the first tee at Green Drive.

On the practical side, it's an easy house to live with and surprisingly economical, helped by the heat source pump for the underfloor heating, good insulation, Wi-Fi extenders throughout and more storage than you'd think. All of that just gets on with its job in the background, so you can enjoy being here. For us, this has been a true "forever home" and the best we've ever owned. If we weren't heading to the USA, we wouldn't be going anywhere. Whoever moves in next, we're sure they'll fall for the same things we have: the location, the security, the views, the peace and the genuinely good people around you.





## Lytham - A Civilised English Coast

Lytham feels like the English seaside grown up: a place where the coast meets the countryside with quiet confidence, and where heritage, architecture and affluence sit together in a way that feels effortless rather than showy. The wide estuary light is constantly shifting, silver one moment, soft gold the next, washing over the Green, the landmark windmill and the elegant terraces that have watched the tides for generations. Tree-lined avenues, handsome villas, Edwardian crescents and well-kept gardens give the town the air of an established resort; you sense history in the brick and stone, yet the mood is contemporary, lived-in and comfortably prosperous.

This is coastal life with a distinctly English accent: morning walks along the Green or the sands, coffee in independent cafés where the staff know your name, browsing quietly confident boutiques rather than high-street chains, then drinks at a favourite bar before dinner in one of the town's increasingly serious restaurants.

“Golf courses of international repute, yacht clubs, tennis, good schools and a lively cultural calendar, from festivals to concerts and art, make it a true destination for those who like their leisure wrapped in a little polish. Here, prosperity skims lightly across the surface, felt in the quality of the buildings, the care of the public spaces and the easy assurance of the place, but it never needs to announce itself.”

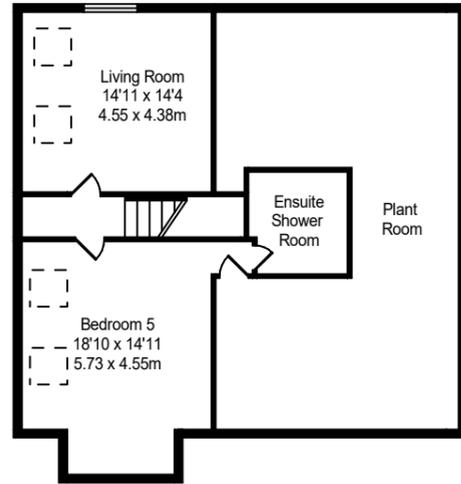
Lytham is a town defined by character, architecture and provenance, and Stainton occupies one of the most enviable positions from which to enjoy it all - set along Ballam Road, gently removed in a world of fields and big skies, yet only a few unhurried minutes from the heart of town. You are close enough to stroll in for breakfast, school runs, supper or a late-evening walk along the seafront, but far enough out that returning to Ballam Oaks feels like crossing an invisible threshold from bustling resort to private estate. Here, you have the very essence of Lytham distilled into one address: coastal and country, refined yet relaxed, and quietly certain of its place.



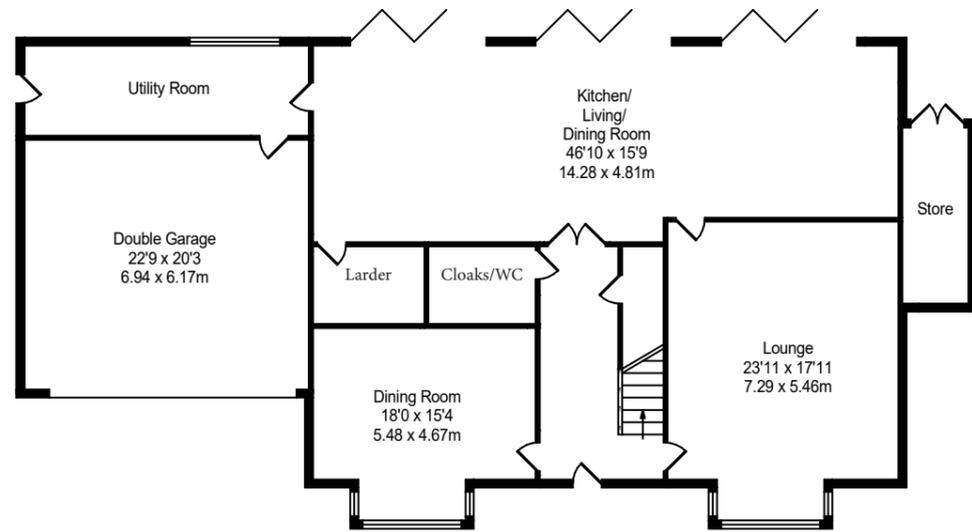


**Ballam Oaks, Lytham**  
 Total Approx. Floor Area 6011 Sq.ft. (558.44 Sq.M.)

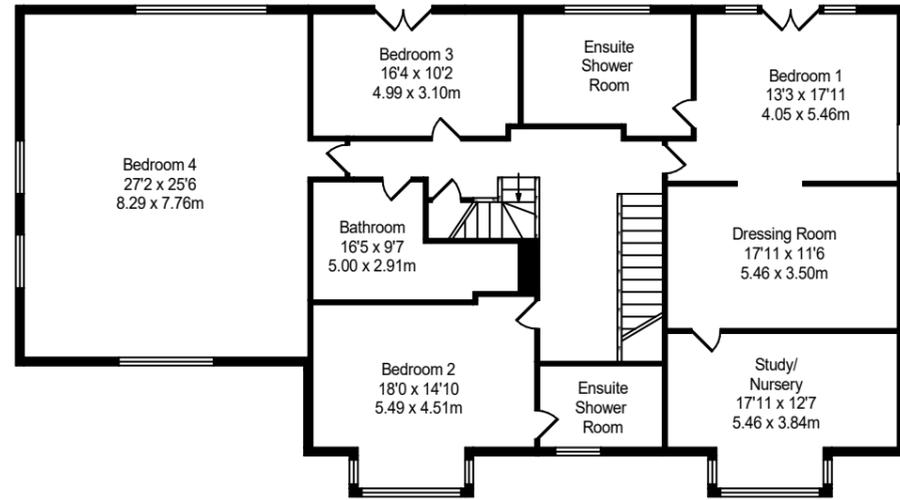
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



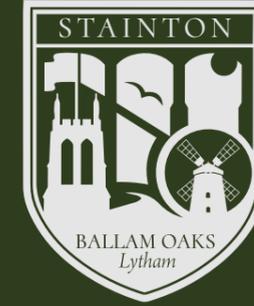
Approx. Floor Area 1195 Sq.Ft (111.01Sq.M.)



Approx. Floor Area 2512 Sq.Ft (233.37Sq.M.)



Approx. Floor Area 2304 Sq.Ft (214.04Sq.M.)



**FINER DETAILS**

- Substantial modern country home of rare scale and craft in exclusive Ballam Oaks gated enclave
- Prime Lytham setting: edge-of-town position with open field and golf course aspects
- Full-width living / dining kitchen with vast handcrafted island, bi-fold doors and terrace access
- Multiple reception spaces including main lounge with Stovax stove and additional versatile front room
- Principal bedroom suite with vaulted ceiling, Juliet balcony, dressing room, study and spa-style en-suite
- Further generous double bedrooms, flexible studio/bedroom and top-floor suite ideal for guests or older teens
- High-spec bathrooms and cloakrooms throughout, all with quality Villeroy & Boch/Hansgrohe fittings
- Extensive Indian stone wraparound terrace, covered oak-framed veranda and large lawn backing onto open fields
- Gated driveway approach with double garage, landscaped gardens and strong sense of privacy and security
- Smart, energy-conscious home with underfloor heating, quality glazing and integrated audio/lighting, designed for effortless everyday living
- Caernarfon Eco Air boiler providing economical, environmentally conscious heating



## A Life of Light, Stillness and Belonging

*Stainton is not simply a house, but a way of living beautifully: mornings steeped in soft country light, days that drift to their own gentle rhythm, and evenings that dissolve into firelight and vast, star-touched skies.*

*It is a place to gather the people you love, to let the rush fall quietly away, and to know, each time the gates close behind you, that you have come home to where you were always meant to be.*

BALLAM OAKS  
*Lytham*

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