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## 1 New Cottage Ballam Road, Westby with

- Deceptively Spacious Semi Detached House
- With Delightful Rural Views to the Rear
- Two Reception Rooms & Family Breakfast Kitchen
- Ground Floor Reception Room/Guest Bedroom & En Suite Shower Room/WC
- Three First Floor Bedrooms & Family Bathroom/WC
- Stunning Enclosed Rear Gardens with Feature Outbuilding/'Mojos' Bar with Cast Iron Stove
- Double Garage & Rear Utility Room
- Plans Passed for a Ground & 1st Floor Extension
- Viewing Essential, No Onward Chain
- Freehold, Council Tax Band E & EPC Rating D

**Offers Over £499,000**

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



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



# 1 New Cottage Ballam Road, Westby with

## GROUND FLOOR

### ENTRANCE PORCH

External wall light. Approached through a UPVC outer door with inset obscure double glazed panels. Double glazed window to the side with fitted window blinds. Corniced ceiling with an overhead light. Tiled floor with a sunken mat well. Inner decorative obscure glazed door leads to:

### HALLWAY

119 x 59



With the main inner Hall leading off. Solid wood strip floor. Single panel radiator. Corniced ceiling with an overhead light. Turned staircase leads off to the first floor with a spindled balustrade. Wood panelled door leading to the Lounge.

### LOUNGE

14'7 into bay x 12'9



Superb principal reception room. UPVC double glazed window overlooks the front garden with two top opening lights and fitted window blinds. Focal point of the room is a fireplace with a display surround, raised tiled hearth and an open grate. Two further double glazed windows to either side of the chimney breast provide further excellent natural light. Both with top opening lights and blinds. Matching wood flooring. Corniced ceiling and picture rails. Wall mounted contemporary radiator in anthracite grey. Television aerial point.



### INNER HALLWAY

12'9 x 7'7



Spacious inner Hall with a square arch leading off to the Dining Room. Matching solid wood floor. Internet point. Corniced ceiling and an overhead light. Single panel radiator. Double doors reveal a useful understair store cupboard. Door leads to the Reception Room/Guest Bedroom.

## DINING ROOM

11' x 10'7



Well proportioned inner reception room with square arch leading to the adjoining family Breakfast Kitchen. Matching solid wood floor. Corniced ceiling and overhead light. Period style radiator on the inner wall. Wall mounted central heating programmer control.

## RECEPTION ROOM/GUEST BEDROOM

12'10 x 10'9



Currently used as a Playroom but would lend itself to a variety of uses, including a further bedroom with Shower Room/WC leading off, family snug or home office. Double glazed window to the side elevation with two side opening lights and window blinds. Single panel radiator. Corniced ceiling. Inset ceiling spot lights and two wall lights. Fitted corner low level cupboard. Door leading to the Shower Room.

## EN SUITE SHOWER ROOM/WC

7'3 x 7'3



Comprising a three piece white suite. UPVC obscure double glazed window to the side elevation with a top opening light. Additional full length obscure double glazed window. Wide shower cubicle with fixed glazed screens and a Mira Go electric shower. Oval counter top wash hand basin with a centre mixer tap and cupboard below. Low level WC. Chrome heated ladder towel rail. Ceramic tiled walls and floor. Inset ceiling spot lights. Cupboard conceals a wall mounted British Gas central heating boiler. Wall mounted extractor fan. Second door leading to the Cloakroom.

## BREAKFAST KITCHEN

18'5 x 9'9



Spacious family Kitchen enjoying lovely views of the rear gardens. UPVC double glazed window with a side opening light. Double glazed sliding patio doors overlook and give direct garden access. Matching opening windows to either side of the doors. Fitted eye and low level cupboards and drawers. Incorporating two corner display shelving units. Central island unit/breakfast bar with further cupboards and drawers below. Belfast style ceramic sink unit with a centre mixer tap set in wood block working surfaces with ceramic splash back tiling. Rangemaster cooking range with five gas ring burners and a double electric oven and grill below. Illuminated extractor canopy above. Integrated Hotpoint dishwasher. Space for an American style fridge/freezer. Ceramic tiled floor. Single panel radiator. Corniced ceiling with inset spot lights. Part glazed door leads to the side Cloakroom.



# 1 New Cottage Ballam Road, Westby with



## CLOAKROOM

7'8" x 3'8"

Matching ceramic tiled floor. UPVC obscure glazed door leads to the side entrance porch. Corniced ceiling and overhead light. Inner door to the Shower Room/WC.

## SECOND SIDE ENTRANCE PORCH

13'10" x 4'4"

Providing a second useful convenient entrance to the main house from the front driveway approached through a UPVC obscure double glazed outer door, Further obscure double glazed door gives direct access to the rear gardens. Stone flagged floor. Garden tap. Hardwood part obscure glazed door leading to the Utility Room.

## UTILITY ROOM

15'7" x 5'6"

Situated to the rear of the Garage is a useful separate Utility area. UPVC double glazed window overlooks the rear garden with a central opening light. Eye and low level cupboards. Stainless steel double drainer sink unit with a laminate working surface. Plumbing for a washing machine. Space for a tumble dryer and additional fridge/freezer. Internal door leading directly to the DOUBLE GARAGE.

## FIRST FLOOR LANDING

Central landing approached from the previously described staircase. Corniced ceiling with a small loft hatch. Single panel radiator. White panelled doors leading off.

## BEDROOM ONE

13'6" x 13'1"



Fitted double bedroom boasting delightful rear rural views. UPVC double glazed bay window with two side opening lights and fitted vertical window blinds. Single panel radiator. Corniced ceiling. Loft access. Range of fitted bedroom furniture comprises: Two double wardrobes. Vanity wash hand basin set in a display surround with cupboard below. Wall mirror and strip light above. Two further single wardrobes with matching bedside drawers and corner display shelving. Overbed storage and two wall lights.

## BEDROOM TWO

14'8" x 13'



Second double bedroom. UPVC double glazed window overlooks the front elevation with two top opening lights. Corniced ceiling and picture rails. Period style radiator.

## BEDROOM THREE



Third bedroom with a walk through Dressing Area.

## DRESSING AREA

9'1" x 8'10"

Corniced ceiling. Single panel radiator. Fitted double wardrobe with drawers below and corner display shelving. Additional double and single wardrobes. Kneehole dressing table with drawers to either side. Corner display shelving and storage above. Square arch leading off.

## BEDROOM AREA

12' x 4'8"

UPVC double glazed opening window enjoying the rear views. Corniced ceiling. Wall light.

## BATHROOM/WC

12'9" x 6'10"



Family bathroom comprising a four piece white suite. UPVC obscure double glazed window to the side elevation with side and top opening lights. Fitted window blinds. Corner step up panelled bath with a centre mixer tap and spa fittings. Tiled display still. Curtained shower cubicle with a Mira 88 shower. Pedestal wash hand basin, tiled display above and strip light. Low level WC completes the suite. Heated towel rail/radiator. Part tiled walls. Corniced ceiling and overhead light. Wall mounted Xpelair extractor fan. Double opening Louvre doors reveal the airing cupboard with a hot water cylinder and shelving above for linen storage.

## OUTSIDE



The front of the property is a deep walled garden approached through double opening wrought iron gates. A pre printed concrete driveway with turning space provides excellent off road parking for a number of cars and leads directly to the double Garage. Side lawned areas with well stocked front and side shrub borders. External gas and electric meters.

To the immediate rear is a stunning enclosed family garden with a raised stone flagged sun terrace with low level walled borders. External lighting and garden tap. Side and rear lawned areas with stone flagged pathways and a second sunken stone flagged sun terrace and raised flower beds. Concealed septic tank. A feature archway leads to a further rear lawned garden and sun terrace adjacent to the feature 'Mojos' Garden Bar.



## 'MOJOS' GARDEN BAR

14'5 x 10'



The original brick built outbuilding has been turned into a home "Pub" approached through a stained glass hardwood outer door with single glazed windows to either side. Stone flagged floor. Power and light connected. Corner cast iron wood burning stove set on a raised stone hearth. Part wood panelled walls. Fitted bar area with a laminate work top and space for a drinks fridge below. The bar has external lighting and an external all weather power point.



## DOUBLE GARAGE

17'2 x 16'

Approached through an up and over electric door with external lighting. Pitched and tiled roof. Power and light connected. Glazed window though to the Utility Room provides some natural borrowed light. Metal ladder leading to further loft storage space. Inner door leading to the adjacent Utility Room as previously described.

## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a British Gas boiler in the ground floor Shower Room serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## DRAINAGE

The property is connected to its own septic tank situated at the rear of the property.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

## NOTE

We understand the property has had plans passed for a ground and 1st floor extension. Further details available on a viewing.

# 1 New Cottage Ballam Road, Westby with Plumpton

## LOCATION



This superb deceptive spacious three/four bedroomed semi detached family house stands in very spacious grounds approached through double opening wrought iron gates off Ballam Road in Westby, enjoying a rural location minutes drive away from Wrea Green village with its primary school, village store and the popular Grapes pub/restaurant which overlooks the Village Green and duck pond. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. An internal and external viewing is essential to appreciate the accommodation and potential this property has to offer which has had plans passed for a ground and 1st floor extension. With excellent off road parking to the front with a double garage and delightful gardens to the rear with a feature entertaining outbuilding/bar.

## VIEWING THE PROPERTY

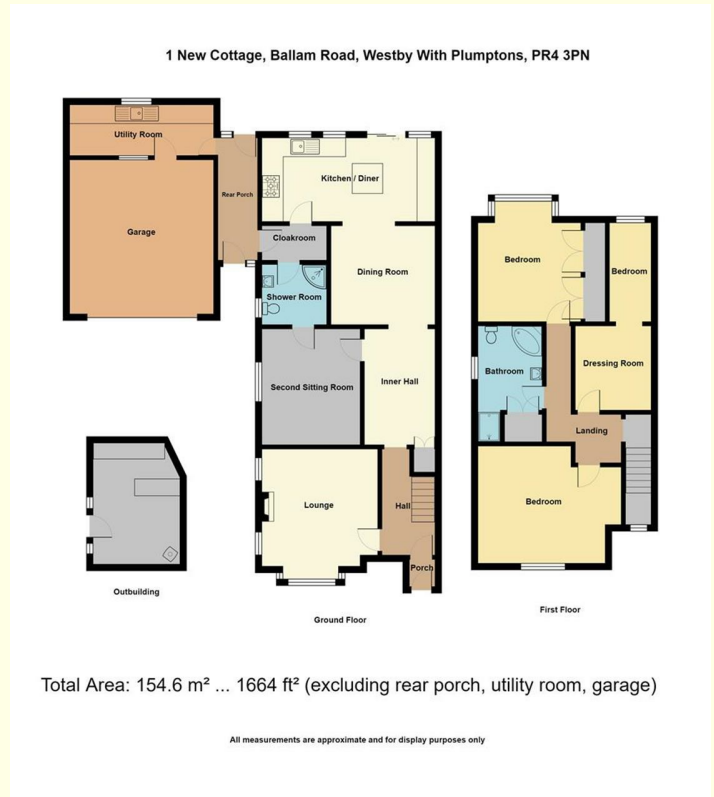
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## INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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)

## Digital Markets, Competition and Consumers Act 2021

John Arden & 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 January 2026



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>66</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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