



## BALLAGLASS GLEN ROAD CORNAA, IM7 1EJ

£925,000  
FREEHOLD

A truly rare opportunity to acquire an exquisitely presented spacious riverside bungalow set in approaching 5 acres of private grounds located at the foot of Ballaglass Glen.

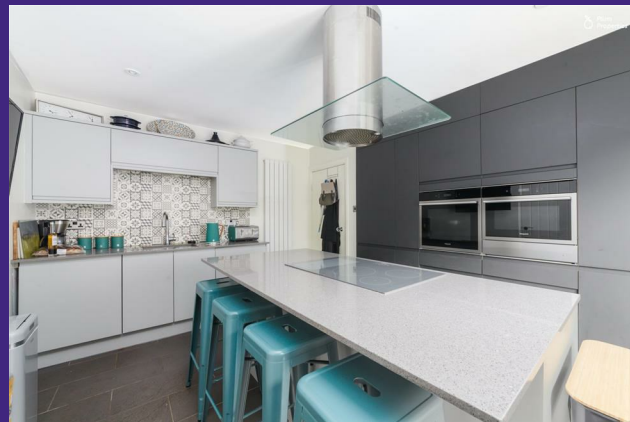
At 2,700 square feet, this generous bungalow has been modernised and elegantly finished. Complemented by six stone/block built outbuildings totalling more than 3,000 square feet including a Manx Tholtan that was previously a dwelling, large outbuilding converted to a gym, stable block, various animal pens and garden stores.

Front and a private rear entrance together with driveway, large front lawn area down to riverbank, front and rear terraces and two paddocks complete the grounds.



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- Stylish and Elegant 4 Double Bed Detached Riverside Bungalow
- Approximately 2,700 square feet of accommodation
- Approximately 5 Acres of Grounds
- Over 3,000 square feet of Stone Outbuildings including Tholtan, Stabling, Gym & Animal Pens
- Idyllic Ballaglass Glen Setting
- Four Generous Reception Rooms plus Utility
- Recently Fitted Contemporary Kitchen with Premium Appliances.
- Two Striking En Suite, plus Family Bathroom
- Excellent Private Lifestyle Property
- Private Driveway & Separate Rear Access Point



## Summary

A truly rare opportunity to acquire a stylish and spacious riverside bungalow set in approaching 5 acres of private grounds located at the foot of the iconic Ballaglass Glen.

Ballaglass Glen is 16 acres of natural woodland and glen, dissected by Cornaa river that leads to the stunning bay and beach at Port Cornaa. The Glen remains a popular weekend destination for hikers and families and is infamous for its carpets of bluebells that signify that start of spring.

Originally constructed in 1975 and extended in 1999, Meadowcroft offers approximately 2,700 square feet of luxurious accommodation all of which is on a single level. The grounds to Meadowcroft are accessed at the foot of the glen, with the property owning the driveway from Ballaglass Glen Road right up to its doorstep, which continues to an additional access point off Dhoon Quarry Road. Whilst in a riverside setting, Meadowcroft is in an elevated setting ensuring it is protected from any river flooding.

Meadowcroft is accessed through a grand front entrance and into a wide and welcoming Hallway with impressive exposed beams. The Hallway extends to run almost the entire width of the property and was recently re-carpeted. Off the Hallway a grand Lounge also with exposed beams incorporates a picture window provides a tranquil outlook, opposite which an oversized fireplace houses a multi fuel stove to ensure this large space is well heated and cosy. An opening leads to a spacious Orangery that is light and bright with multiple wall and ceiling windows and attractive tiled flooring, currently used as a Dining Room. On the opposite side of the entrance a dual aspect Sitting Room also includes exposed beams and a feature fireplace with multi fuel stove.

The Kitchen is situated off the Sitting Room, which has recently been upgraded to a high specification contemporary room with double doors leading out to the rear Terrace. The units are made up of pale grey wall and base units with a matching Island with breakfast bar seating, offset by a sleek quartz counter top. A contrast full height cupboard wall in slate grey houses an integrated tall fridge, inset electric oven, warming draw and microwave combination oven. A striking five ring induction hob is located on the Island, with an under counter integrated freezer below. A second under counter freezer and dishwasher, both of which are integrated are located beneath an attractive sink complete with modern mixer tap.

Located off the Kitchen is a functional Utility Room that is plumbed and has space for a washing machine and separate dryer and a further under counter freezer. Situated midway along the Hallway corridor double doors open into the final reception Room that is set up as a Music Room and makes an ideal Office for that all important work from home space.

The four double Bedrooms are individually and boldly decorated, each of which are stylish and attractive in equal measure. The Master Bedroom is dual aspect ensuring it is light and bright and benefits from a deceptively large closet. An opening leads to an enviable En Suite with luxurious roll top bath, large walk-in corner shower cubicle, his and hers sink and vanity units and WC. In the next room, an equally stylish Bedroom benefits from an En Suite Shower Room, with two further attractive Bedrooms are complemented by a classically presented Family Bathroom with roll top bath with shower over.

The immediate grounds to the property include a front and rear Terrace area. The spacious front terrace overlooks the

lower level garden with steps running down to the lawned area that is flanked by mature shrubs and bushes which runs down to the riverside. A genuine adventure garden space for young children to burn off excess energy. The rear terrace is private and secluded. Protected from the elements from the higher ground, and due to its orientation a sun trap for those long summer evenings, the space is tranquil and peaceful interrupted only by birdsong and other competing local wildlife.

Beyond the footings of the property are two fenced paddocks ideal for a small holding of livestock. Below the paddocks are a range of solid stone and block built outbuildings. With the relevant permissions there are endless possibilities how these buildings could be utilised. Closest to the property is a Manx Tholtan that is currently used as a garage. At one time this dwelling would house local families, and at approximately 500 square feet could easily be restored with the relevant permissions to increase the accommodation space at Meadowcroft. Beyond the Tholtan is a larger Garden Store closer to 600 square feet with power, light and multiple windows also with its own terrace overlooking the river. A further 500 square foot building has been converted into a Gymnasium.

There are a further three outbuildings, each of which were originally constructed with keeping livestock in mind, whilst one has been extended to provide parking under a car port. Two of the outbuildings sit opposite each other on the boundary to the paddocks, one of which is a stable block and storage that is currently housing chickens, the other a livestock pen that doubles up to provide an excellent external storage option.

#### **Additional Information**

- Oil Fired Central Heating

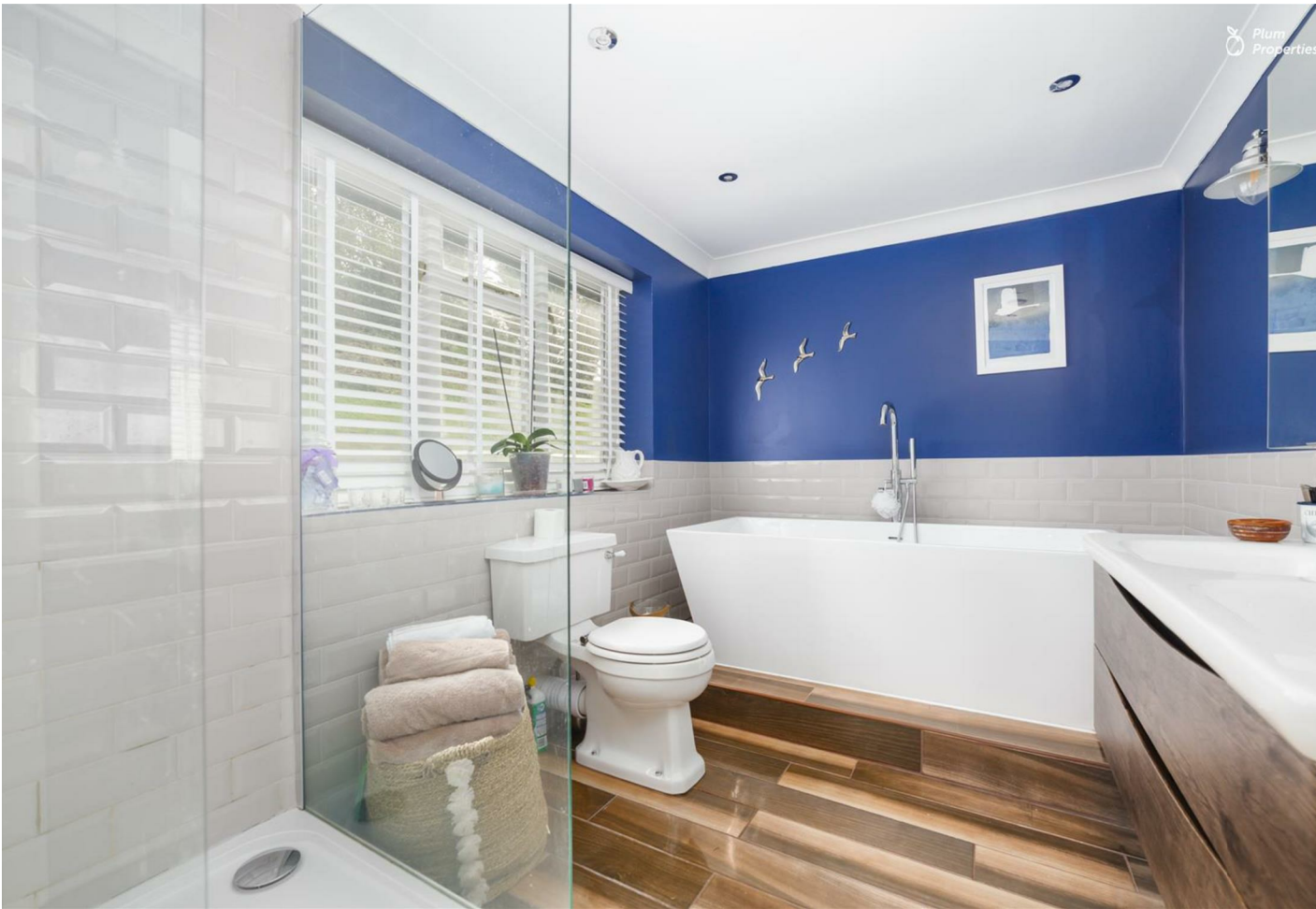
- Septic Tank
- Mains Water Supply
- Stunning walks on doorstep through Ballaglass Glen to Port Cornaa
- Dhoon Primary School - 2.6 miles
- Ramsey Grammar School - 4.6 miles

#### **Directions**

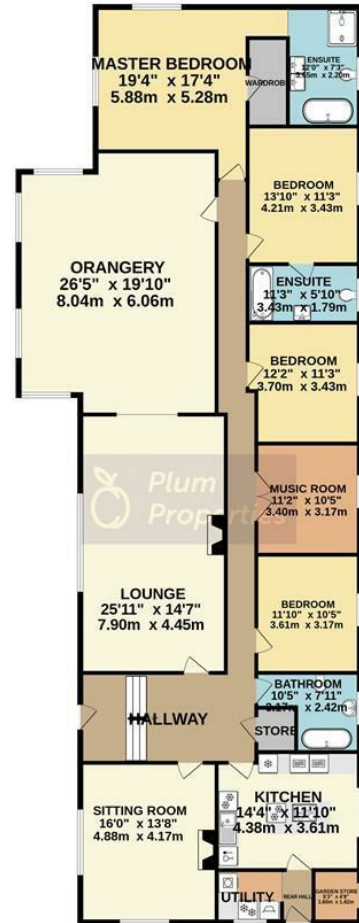
From Ramsey travel along the coast road in the direction of Douglas. After 2.8 miles take the left hand turning onto Maughold Road and continue for 0.8 miles taking a right hand turning signposted for Ballaglass Glen. Continue down the hill passing Ballaglass Glen on your right hand side, and upon reaching a bridge after 0.4 miles take the left turning onto the driveway marked with a Plum Properties for sale board. Continue along the driveway crossing a bridge after which Meadowcroft is the first property on the left hand side.







GROUND FLOOR  
2676 sq.ft. (248.6 sq.m.) approx.



TOTAL FLOOR AREA: 2676 sq.ft. (248.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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