



## RAMSEY ROAD LAXEY, IM4 7PP

£3,250 PER MONTH

A rare opportunity to rent an executive coastal farmhouse positioned in 8 acres of mature gardens and paddocks offering equestrian facilities including stable block and menage with garaging and garden stores.

Located on the outskirts of the popular village of Laxey, and stretching to over 4,000 square feet, Ballamoar Coach House is a 5 bed/4 bath farmhouse that provides picturesque coastal and rural views and is available to let immediately on a part furnished basis.

 **Plum  
Properties**

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# RAMSEY ROAD

- Executive Coastal Farmhouse & Outbuildings
- Situated in 8 Acres, Including Gardens & Paddocks
- Timber Stabling Block Comprising 4 Units
- Equestrian Arena
- Property in Excess of 4,000 square Feet
- 5 Double Bedrooms, 3 Ensuite
- Spacious Farmhouse Dining Kitchen
- Generous Lounge with Vaulted Ceiling
- Utility, Study & Family Bathroom
- Picturesque Coastal & Country Views



## Summary

A rare opportunity to rent an executive coastal farmhouse positioned in 8 acres of mature gardens and paddocks offering equestrian facilities including stable block and menage with garaging and garden stores.

Located on the outskirts of the popular village of Laxey, and stretching to over 4,000 square feet, Ballamoar Coach House offers in excess of 4,000 square feet of living accommodation.

Upon entering the estate, there is ample off-road parking for multiple vehicles within the yard, as well as stone built garaging and garden store. The Coach House is accessed via an entrance porch, with stairs leading up to the living accommodation that includes a spacious farmhouse Kitchen with central Island with breakfast bar, a range of quality appliances and ample space for a family sized dining table. Beyond the Kitchen is a full height Lounge with vaulted ceiling and oversized feature window providing a stunning outlook. The upper floor also houses a Double Bedroom with En Suite facilities.

Away from the main living accommodation and on the half landing is a separate reception room currently used as a Study/Office.

The Ground Floor is separated by two wings, one of

which is home to the generous Master Bedroom that benefits from a large En Suite Bathroom and impressive Dressing Room. Three double Bedrooms can be found on the other wing, one of which includes En Suite facilities. It is also home to the Family Bathroom and Utility, Boiler Room. The Central Hallway also offers plenty of functional storage space.

Outside, the property is surrounded by attractive mature gardens, as well as a number of paddocks that total approximately 8 acres. A range of outbuildings includes garaging, stores as well as the stable block and equestrian facilities.

## Additional Information

- Oil Fired Central Heating
- Double Glazing
- Available Shortly
- Pet and Equestrian Friendly
- Strictly No Sub-Letting
- Laxey Primary School - 1.2 Miles
- Ramsey Grammar School - 8 Miles

## Directions

Travelling out of Laxey along the coast road to Ramsey in a northerly direction, Ballamoar Coach House can be found on the left hand side approximately one mile beyond the village of Laxey, or by using the What 3 Words location finder <https://w3w.co/grownup.shaped.train>





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