



## STAFFORD HOUSE BALLURE ROAD IM8 1NL

£450,000  
FREEHOLD

Stylish and elegant Victorian townhouse that has recently benefitted from a full remodel to provide a contemporary family home located a stones throw from the beach and Promenade and a short stroll from the town centre.

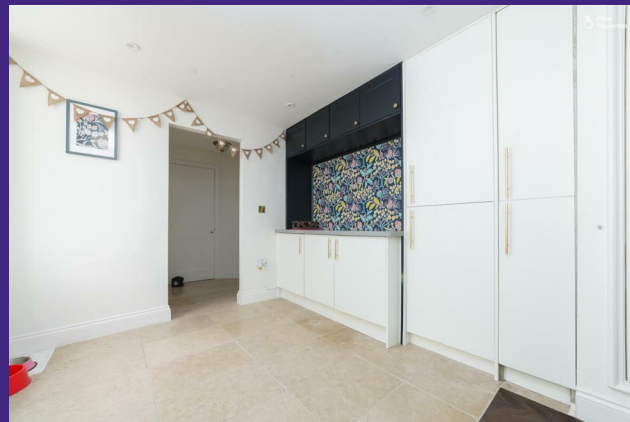
Set over three immaculate floors the property offers four Double Bedrooms, each with its own luxurious En Suite facilities, striking Kitchen with centre Island, spacious Lounge with feature bay window, Dressing Room, Study, Boot Room and ground floor Cloakroom.

Low maintenance front and rear outside spaces with resin rear yard and the option to create a parking bay.

 **Plum  
Properties**

T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

- Superbly Appointed Contemporary Period Property
- Three Floors of Luxurious Accommodation
- 4 En Suite Double Bedrooms
- Spacious Lounge with Bay Window
- Contemporary Recently Installed Kitchen
- Generous Utility Space
- Fitted Dressing Room
- Top Floor Study & Ground Floor WC
- Short Walk to Beach, Promenade & Town Centre
- Low Maintenance Front and Rear Outside Space



## Overview

Nestled on Ballure Road, Ramsey, this stunning Victorian townhouse is a true gem waiting to be discovered. Boasting a spacious 2,133 sq ft, this property offers a perfect blend of period charm and modern elegance.

As you step inside, you'll be greeted by a beautifully presented Porch and Hallway with stylish herringbone flooring and attractive wall panelling. The same flooring flows through into the Lounge and through a large opening continues into an enviable Kitchen. The spacious Lounge area is light and bright, with a feature Bay window. Through the opening, an impressive fitted Kitchen includes a large centre Island offering breakfast bar seating for the family. The shaker style fitted units are complemented by an attractive and hard wearing corian slimline counter top. Appliances include triple inset ovens with an electric induction hob and an integrated fridge freezer. The centre Island is home to an integrated dishwasher and wine cooler, whilst a Belfast sink adds further charm to this already appealing space.

Towards the rear of the ground floor are two convenient under stairs storage cupboards, beyond which is a fully fitted Boot Room that is in keeping in style and elegance with the rest of the property. The Boot Room provides access to the rear yard, whilst also houses concealed cupboards, which includes a

boiler cupboard that benefits from a recently installed gas boiler and pressurised water cylinder, as well as a cleverly designed Utility Cupboard with stacked washing machine and dryer. Completing the ground floor is a Cloak Room with WC and wash basin.

Travelling up the stairs to the first floor, the stair runner and wool carpets add a touch of elegance, enhanced with decorative figuring coving on the Landing. Each of the upper floors comprise two double Bedrooms, both with luxurious En Suite Bathrooms offering a tranquil retreat from the hustle and bustle of everyday life. Situated at the front of the property is the Master Suite with bay window and a fitted Dressing Room off, the centre piece of which is an striking arched window. The En Suite facilities include a premium roll top bath, oversized walk-in shower, his and hers wash basins and WC. At the rear is a delightful Double Bedroom incorporating a bold En Suite Shower Room hosting baby pink herringbone tiling.

The top floor comprises a similar layout, also with two Double En Suite Bedrooms, as well as an essential Home Office creating ideal work from home space. To the front of the property a generously proportioned Bedroom is matched by its equally impressive En Suite Bathroom. Accessed by double doors that open up to reveal a further luxurious roll top bath, double sinks and WC. At the rear, the remaining Double

Bedroom and its En Suite Bathroom both benefit from Velux windows ensuring that the rooms are light and airy, with the En Suite hosting the third roll top bath in the property.

Externally the property is focussed on low maintenance, to create more time to take that short stroll onto the nearby sandy beach. To the front synthetic grass creates for a pleasant seating area, with decked border and pathway leading to the recently added composite front door. To the rear, the yard has been laid with a resin finish ensuring the upkeep of this area is far from taxing.

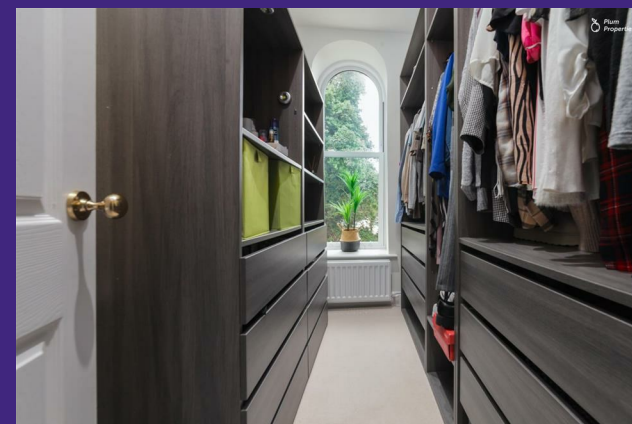
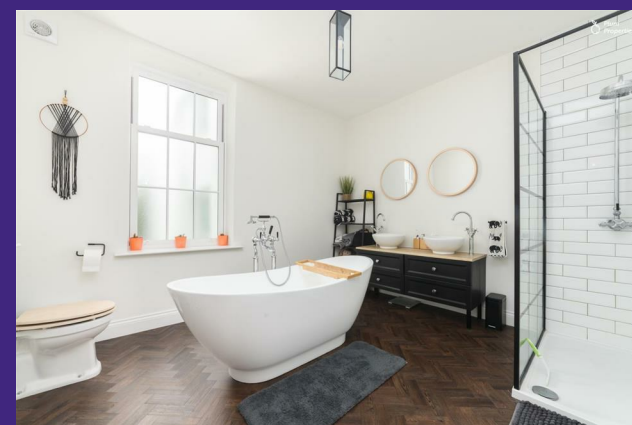
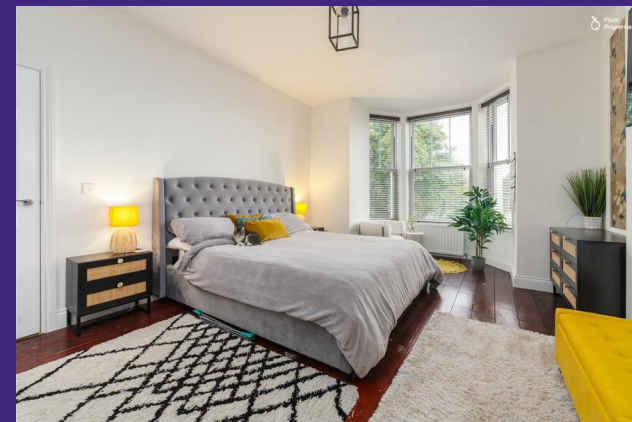
If you're looking for a home that exudes style, sophistication, and comfort, this modernised Victorian townhouse on Ballure Road is the perfect choice. Don't miss out on the opportunity to make this exquisite property your own.

#### **Additional information**

- uPVC Double Glazed
- Gas Fired Central Heating
- Boiler Installed in 2021
- Pressurised Water Cylinder
- Italian Herringbone Flooring in Reception Space
- Stylish Wool Carpeting
- Fully Fitted Boot Room
- Space Saving Utility Cupboard
- Synthetic Front Lawn
- Resin Laid Rear Yard

#### **Directions**

Travelling from Parliament Square towards Douglas, take the second turning on the left onto Albert Street, and follow for 0.5 miles onto Ballure Road where the property can be found on the left hand side identifiable by our for sale board.







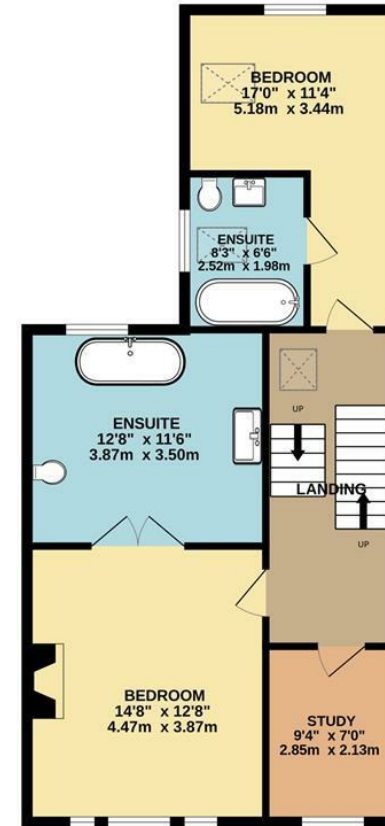
GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



2ND FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 2133 sq.ft. (198.2 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.  
Made with Metropix ©2024



Head Office Sales  
14 Tynwald Street  
Douglas  
Isle Of Man  
IM1 1BG

T: 01624 820600  
E: hello@plumproperties.im  
W: www.plumproperties.im

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements