



BARROOSE FARM, BARROOSE ROAD BALDRINE, IM4 6AR

ASKING PRICE £1,575,000
FREEHOLD

Nestled into the countryside, an extensive bungalow in excess of 5,000 square feet that from its elevated position offers breathtaking rural and coastal views across the east coast of the Isle of Man and across to Cumbria in the distance.

The property comprises four spacious bedrooms, four bathrooms and excellent reception rooms each of which take advantage of the the striking aspects.

Generous garaging and a large sweeping driveway ensure parking is available in abundance, whilst an oversized workshop could easily be converted to create further accommodation subject to obtaining the appropriate permissions.



• Rural bungalow stretching to over 5,000 square feet • Stunning Panoramic and Uninterrupted coastal and rural views • Nestled in 4.5 acres of paddocks and Manicured Gardens • 4 Spacious Bedrooms • 4 Bathrooms, including 2 En Suites • 2 Walk in Wardrobes • Three Generous Reception Rooms • Contemporary Kitchen and Utility Room • Garaging for Multiple Vehicles and Large Driveway • 1,000 square foot workshop with central heating



Overview

Tucked away in the Manx countryside on the outskirts of the charming village of Baldrine, yet with Douglas town centre in reach within ten minutes, this remarkable detached bungalow spans an impressive 5,166 square feet and is set within 4.5 acres of picturesque countryside. The property boasts an elevated position, providing breathtaking coastal and rural views that are both uninterrupted and unrivalled.

Accessed via a private, winding driveway, the home offers ample off-road parking for multiple vehicles, complemented by extensive garaging featuring two electrically operated doors. Upon entering through the inviting corner porch, you are welcomed into a full length hallway that leads to a spacious lounge. This room is a highlight of the home, with its striking exposed beams and floor-to-ceiling windows that frame the stunning vistas, allowing natural light to flood the space.

The contemporary family kitchen is designed for both functionality and style, featuring premium fittings and an open-plan layout that seamlessly integrates dining and social seating areas. Double doors open onto a private terrace, perfect for al fresco dining or simply enjoying the serene surroundings. In addition to the lounge, there is a versatile reception room currently used

as an office that could also be a fifth bedroom, alongside a generous utility room that enhances the practicality of the home.

The property comprises four generously sized bedrooms, two of which are equipped with en-suite facilities and walk-in wardrobes, ensuring comfort and privacy. Two further family bathrooms provide ample amenities for the family and guests alike.

Externally, the property features an oversized workshop, approximately 1,000 square feet in size, which is attached to the garaging, that has its own gas boiler and central heating system. For those who do not require a large workshop, this space presents an exciting opportunity for potential development, subject to obtaining the necessary planning permissions, allowing for the creation of an annexe or additional accommodation.

The grounds extend to 4.5 acres, made up of a large paddock as well as manicured attractive gardens.

This exceptional home offers a unique blend of luxury, space, and stunning natural beauty, making it a truly desirable residence for those seeking a tranquil lifestyle in a remarkable

setting.

Additional Information

- Oil Fired Central Heating in House
- Gas Fired Central Heating in Workshop
- Double Glazed
- Off-Road Parking for Multiple Vehicles
- Opportunity to convert Workshop to 2 Bed Bungalow STPP
- Ten Minute Drive to Douglas
- 30 Minute Drive to Airport and Private Schools

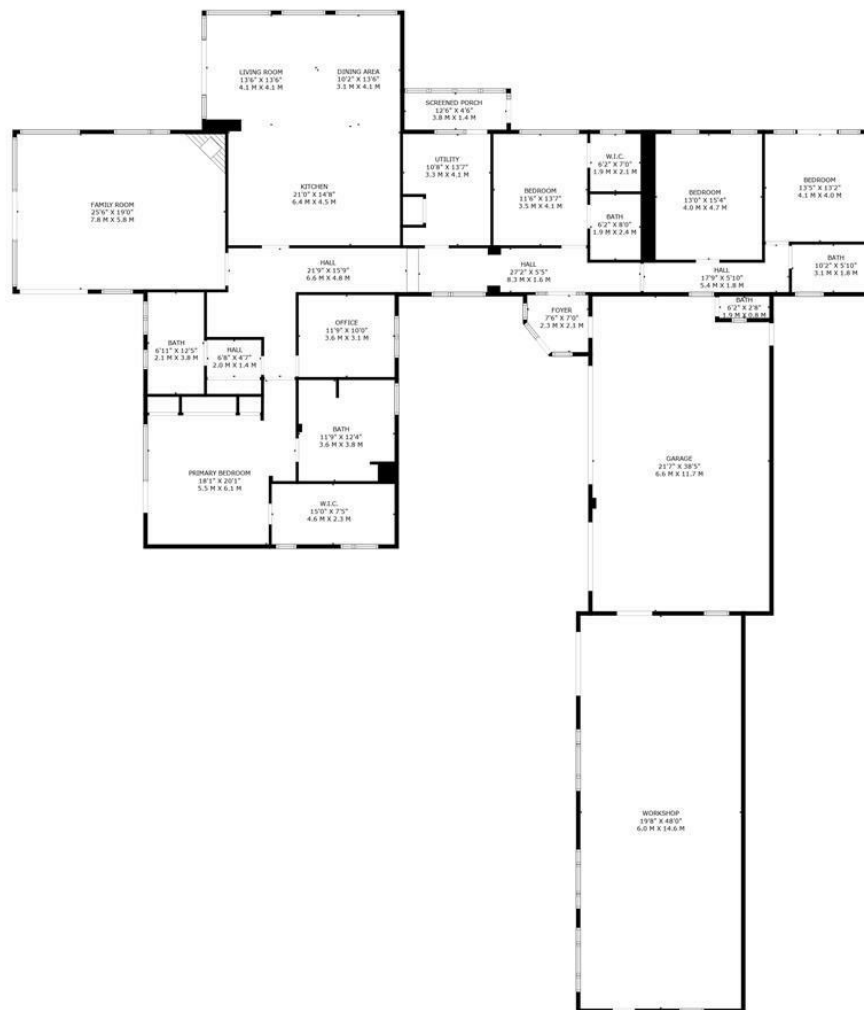
Directions

Travelling out of Onchan village in the direction of Baldrine, take a left turning onto Barroose Road immediately prior to the Liverpool Arms. Continue on the road for approximately one mile, and Barroose Farm is the final property on the right hand side.









TOTAL: 3356 sq. ft, 312 m2

FLOOR 1: 3356 sq. ft, 312 m2

EXCLUDED AREAS: WORKSHOP: 943 sq. ft, 88 m2, GARAGE: 810 sq. ft, 75 m2, SCREENED PORCH: 57 sq. ft, 5 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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