



## BALLABENNA MANOR LHOOPS ROAD FOXDALE, IM4 3JB

**£899,950**  
**FREEHOLD**

A rare opportunity to acquire a fully renovated farmhouse, with planning permission to extend and adjoin a Manx stone barn to the existing dwelling to create an executive property located in the privacy of the Foxdale countryside, benefitting from 12 acres of land, with an option to acquire a further 20 acres.

 **Plum  
Properties**

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• Newly Renovated Farmhouse in Rural Setting • Detached Stone Barn with Planning to Develop and Attached and Join to Farmhouse • Situated in 12 Acres of Land with Potential to Acquire Further Land • Idyllic Rural Development Opportunity whilst Residing in Contemporary Farmhouse • 3 Double Bedrooms • Beautifully Appointed Bathroom • Open Plan Living Accommodation • Delightful Country Kitchen with Lantern Skylight • Separate Utility and Plant Room • Air Source Heat Pump, Solar Panelling and Wet Underfloor Heating Throughout



## Summary

Nestled off Lhoobs Road on the outskirts of picturesque village of Foxdale, this renovated farmhouse offers a unique opportunity to embrace countryside living at its finest. Boasting one reception room, three cosy bedrooms, and a modern bathroom, this property exudes charm and character.

Situated on a sprawling 12-acre plot, with the option to acquire additional 20 acres of land, this farmhouse provides ample space for those seeking a tranquil retreat. The stone barn, complete with planning permission for renovation and connection to the farmhouse, presents a fantastic opportunity for expansion or a creative project stretching to 5,000 square feet.

Embracing sustainability, this property features ecological benefits such as an air source heat pump, solar panels, and underfloor heating throughout, ensuring both comfort and environmental consciousness.

With stunning countryside views stretching as far as the eye can see, this private oasis offers a peaceful escape from the hustle and bustle of everyday life. Just a short 15-minute drive from Douglas, convenience meets serenity in this idyllic location.

Don't miss the chance to make this farmhouse your

own and experience the beauty of rural living in the heart of the Isle of Man.

## Additional Information

- Excellent Development Opportunity
- Newly Renovated Farmhouse
- Stone Barn with Planning under application 11/00314/B to adjoin to Farmhouse
- 12 Acres of Land with Option to Purchase a further 20 acres
- Well Insulated in Floors, Walls and Ceilings
- Underfloor Heating Throughout the Farmhouse
- 13 Solar Panels Complemented by Air Source Heat Pump
- Delightful Views
- Douglas Within Easy Reach

## Directions

From Foxdale Filling Station travel a short distance up prior to taking a left turn onto Mines Road. Continue for approximately 1.5 miles passing the MSPCA until reaching Eairy Damn. Take the left turn at the damn onto Lhoobs Road and continue for a further 1.5 miles whereby the turning for Ballabenna can be found on the left hand side identifiable by our for sale board. Turn down the farm track to the bottom of the lane whereby a member of the Plum team will meet you.



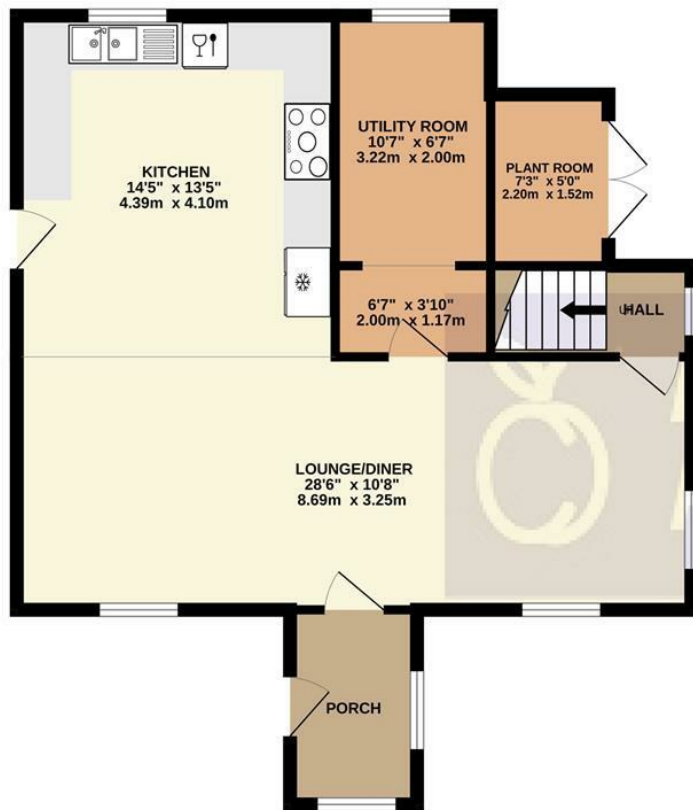




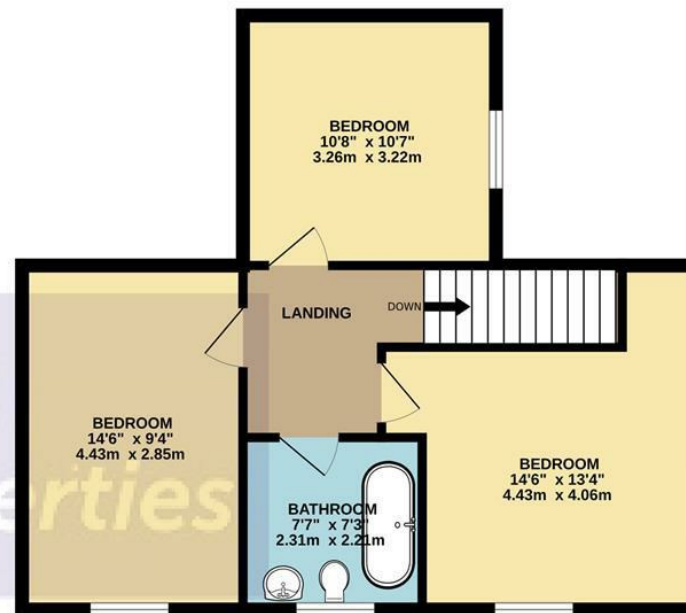




GROUND FLOOR  
706 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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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