



THE VICARAGE, MAIN ROAD

BALLABEG, IM9 4LG

£749,000

FREEHOLD

The property is a three storey detached house which is believed to have been constructed in the late 19th century and more recently extended. Construction is traditional stone construction, rendered and painted with a pitched slate roof. The gross internal floor area of the property is approximately 295sqm (3,174sqft). Situated close to Arbory School and conveniently located with a short distance to Castle Rushen and Kings William College.



PARTNERS
REAL ESTATE

- Spacious Detached Characterful Family Home • Easy Distance to Pt Erin, Pt St Mary and Castletown Amenities • Good size Lounge, Dining Room, Cloakroom, Pantry Room and Office • Modern Large Kitchen, Some Integrated Appliances, Utility Area • Master Bedroom having Shower En-Suite and Large Dressing Room/Bed 6 • Bed 2 with En-Suite, Bed 3, Bed 4 & 5 sharing Bathroom having Slipper bath and Shower • Double Glazing, Oil Central Heating, Large Parking Areas for Several Vehicles • Fenced Front Garden, Garage, Small Garden to the rear



Overview

An internal inspection is highly recommended to appreciate the spacious accommodation, tasteful decoration and wood flooring throughout. The house boasts three well appointed reception rooms providing ample space for relaxation and the good size kitchen is only a year old with a central Dining area for informal family gatherings. Having five double bedrooms, the Master bedroom having an en-suite plus a dressing room (the original door has been kept in case a sixth bedroom is preferred). The three bathrooms and Cloakroom ensure privacy for all occupants. The outside of the property provides a good size area of low maintenance parking areas and gardens with access to the garage.

Additional Information

Oil Central heating

Double Glazed

Ideal Location for Schools

Outside – substantial brick paved driveway with off road parking for up to 8 cars.

Directions

From Port Erin, take the Inland road towards Colby, passing the Colby Glen Public House and continuing for about a mile past Arbory school on the left hand side. Approximating 200yds on the left hand side will be found The Vicarage, set

back a little from the road, clearly named and identifiable by a For Sale board.









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