



2 AND 3, BALLAQUANE HOUSE

PEEL, IM5 1PA

£449,950
FREEHOLD

A rare opportunity to purchase a spacious five-bedroom duplex flat occupying the upper levels of one of Peel's most enviable buildings. With uninterrupted views across the beach, Peel Castle and the surrounding hills, this unique home enjoys light-filled living spaces spread over two floors. Complete with two private parking spaces — a true rarity in Peel — and just a short stroll to local pubs, restaurants and the promenade, the property perfectly balances convenience with coastal charm.



- Unique duplex flat occupying two levels, including the top floor
- Five bedrooms with flexible accommodation options
- Spacious living room with panoramic sea and castle views
- Internal stairs creating a house-like feel
- Two private parking spaces (rare in Peel)
- Walking distance to restaurants, pubs, shops and promenade
- Characterful coastal setting with access to beaches and scenic walks



Overview

This distinctive duplex flat is arranged over two floors, including the entire top floor of the building. Internal stairs link the levels, creating a sense of space more akin to a house than a flat, while ensuring each floor benefits from excellent natural light and far-reaching views.

The heart of the home is the main living area, where windows frame the ever-changing outlook over the Irish Sea. From here, residents can watch the tide rise and fall, waves rolling onto the sand, winter dog walkers on the beach, and the iconic Peel Castle silhouetted against the skyline. The gentle sound of the sea creates a tranquil backdrop, whether relaxing during the day or falling asleep at night.

The property provides five bedrooms across the two levels, offering remarkable flexibility for family life, guests, home working or creative pursuits. The kitchen and bathrooms are neatly presented and functional, while offering scope for a new owner to update and style to their own taste.

A standout feature is the provision of two private parking spaces, an exceptional advantage in Peel where parking is in high demand.

Situated within easy walking distance of Peel's excellent selection of restaurants, traditional pubs, cafés and independent shops, the property

also enjoys close proximity to the harbour, promenade and coastal paths. It is an ideal home for those seeking both community and coastline at their doorstep.

Additional Information

Nestled in the charming town of Peel, Ballaquane House presents an exceptional opportunity for those seeking a spacious family home. This delightful property boasts two generously sized reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With five well-proportioned bedrooms, there is ample space for family members or guests, ensuring comfort and privacy for all.

The property features two bathrooms, providing convenience for busy mornings and accommodating the needs of a growing family. The overall layout and design promise a welcoming atmosphere that can be tailored to your personal style.

Peel is renowned for its picturesque scenery and rich history, making it an ideal location for those who appreciate both natural beauty and community spirit. With local amenities, schools, and recreational facilities nearby, Ballaquane House is perfectly positioned for family living.

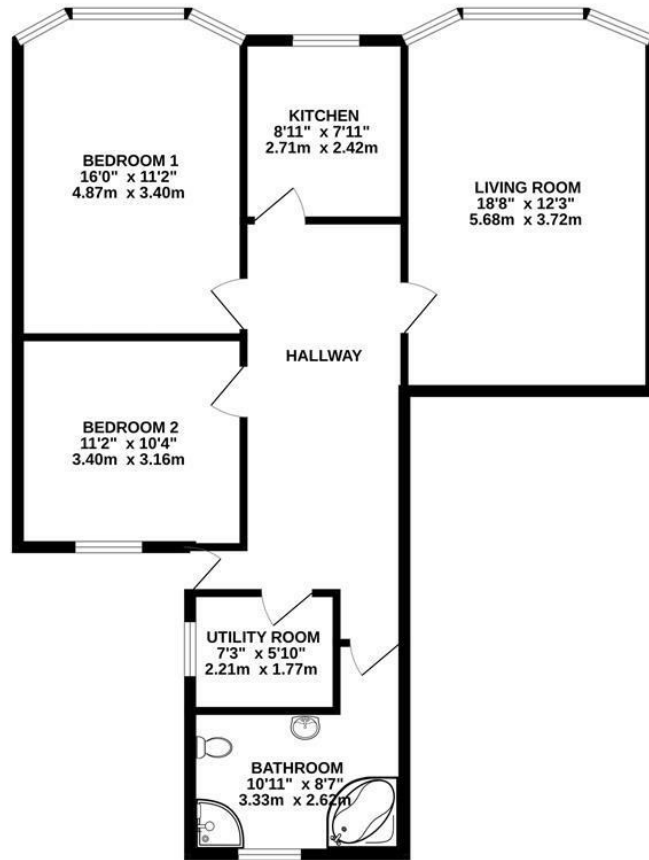
This property is a rare find in a sought-after area, offering the perfect blend of space, comfort, and location. Whether you are looking to settle down or invest in a promising property, Ballaquane House is certainly worth considering.

Directions

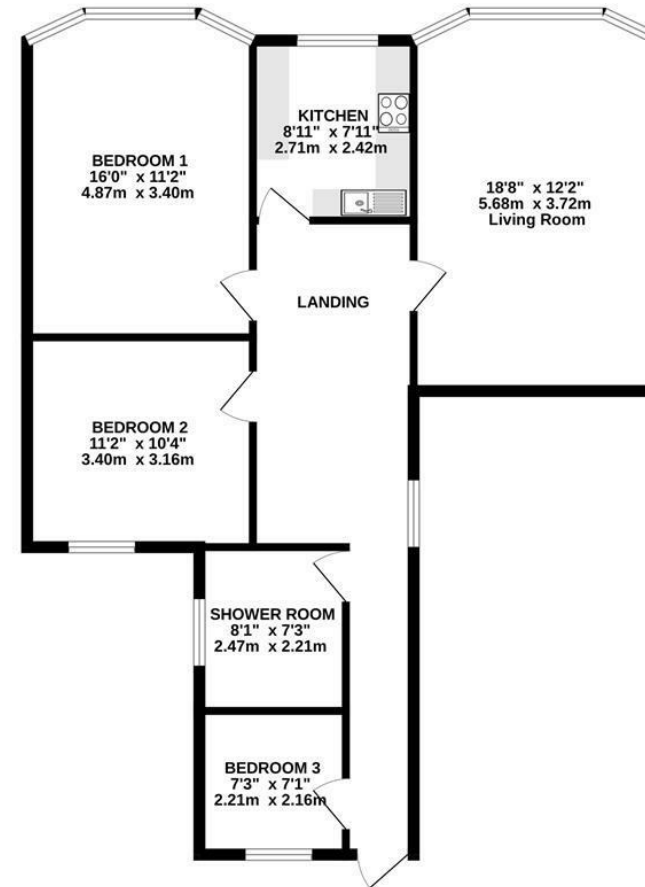
Travelling Along Peel Promenade Away From The Castle Towards Marine Parade At The Far End Of The Promenade. Ballaquane House Site Just By The Old Car Showrooms just before the Creg Malin Car Park. Access to The Building Is At The Rear of The Building On Gib Lane Where the 2 Parking Spaces Can Also Be Found



FIRST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOP FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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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