



BALLACHURRY FARM, BALLACHURRY ROAD

GREEBA, IM4 3LE

ASKING PRICE £1,299,950
FREEHOLD

Modern 3 bed farmhouse constructed in 2011 set in 80 acres of land, of which 65 acres is good grazing. Adjacent to the property is the original 4/5 bedroom farmhouse in need of renovation and refurbishment and a wide array of stone built stores, dairy sheds, garaging and stables. Together they provide an excellent development opportunity in a prime location in beautiful Manx countryside within easy reach of Douglas and Peel.



- Modern 3 bed farmhouse • Stunning rural setting • Original 4/5 bed farmhouse (renovation required) • Wide range of stone built farm buildings • Includes stables and garaging • 80 acres of land • Set in prime countryside location between Douglas and Peel • Outstanding development opportunity subject to planning



Summary

Modern 3 bed farmhouse constructed in 2011 set in 80 acres of land, of which 65 acres is good grazing. Adjacent to the property is the original 4/5 bedroom farmhouse in need of renovation and refurbishment and a wide array of stone built stores, dairy sheds, garaging and stables. Together they provide an excellent development opportunity in a prime location in beautiful Manx countryside within easy reach of Douglas and Peel.

Features

Modern 3 bed farmhouse
Original 4/5 bed farmhouse (renovation required)
Wide range of stone built farm buildings
Includes stables and garaging
80 acres of land
Set in prime countryside location between Douglas and Peel
Outstanding development opportunity subject to planning

Details

Ballachurry Farm is a fabulous opportunity with extensive potential for further development subject to planning permission.

The new house comprises living room, sun room, 18'11 kitchen/diner, utility & cloakroom wc.

3 double bedrooms, all enjoying stunning views, family bathroom & 1 en suite shower room.

There is oil fired central heating & uPVC exterior doors with matching sash style windows, driveway and ample parking space, private patio to the rear and a large garden to the side. The original farmhouse benefits from it's own walled front garden. The internal make up of the new house is as follows -

Porch & Hall

Stone faced with a pitched roof and part glazed uPVC entrance door. Vinyl floor covering. Consumer unit. Door to the entrance hall with a turning staircase leading to the first floor. Smoke detector. Coat hooks. Power point. Door to the living room.

Living room max 5.26m (17'3") x 4.47m (14'8")

An 'L' shaped room with a window to the front enjoying views out across the garden to The Beary. Featuring a glass fronted stove in a tiled recess with a wooden over mantle and decorative brackets. Carbon monoxide monitor. Centre light. TV and satellite points. A deep recess provides an ideal space for a display cabinet or a

study area. Part glazed double doors open into the sun lounge.

Sun Room 4.11m (13'6") x 2.72m (8'11")

A light and airy room with two sets of uPVC windows and glazed double doors out to the patio garden. Oak effect floor covering. Centre light. TV point. Door to the dining kitchen.

Kitchen 4.44m (14'7") max x 3.38m (11'1") max

Naturally separated into two distinct areas. The kitchen is fitted with a range of oak effect wall, base, drawer and glazed units together with laminate work surfaces which incorporate a breakfast bar and incorporate a 1 1/4 bowl stainless steel sink with a lever mixer tap and spray attachment. Inset four ring ceramic hob with a stainless steel canopy filter above and a built in electric oven beneath. Integrated fridge. Background tiling. A side window enjoys a pleasant rural outlook. Ceiling spotlight fitting. Slate effect tiled flooring. Understairs cupboard. TV and telephone points. Clear opening to the dining area. Door to the utility room.

Dining Area 3.43m (11'3") x 2.39m (7'10")

Space for a large dining table and chairs. Garden views to the hills beyond. Door to the entrance hall. Garden views extend to the hills beyond, via a uPVC sliding sash style window.

Utility Room 3.53m (11'7") x 1.65m (5'5")

Fitted base unit with a work surface incorporating a stainless steel sink. Plumbing for a washing machine. 'Worcester' oil fired boiler. Pressurised hot water cylinder. 'Addvent' extractor. Smoke detector. Sliding sash uPVC and a half glazed door to the rear garden. Tiled floor. Door to the WC.

Cloakroom WC 1.65m (5'5") x 0.79m (2'7")

Tiled to mid height and fitted with a contemporary white suite of push button flush WC and a vanity unit with a basin and lever mixer tap. Obscure glazed uPVC window. 'Addvent' extractor. Tiled floor

FIRST FLOOR -

Landing

Built in linen cupboard. Rear facing sliding sash style window enjoying stunning views. Double power point. Smoke detector. Access to a part boarded and insulated loft. Suitable for storage.

Bedroom 3 3.45m (11'4") x 2.41m (7'11")

Double room with a uPVC sliding sash style window enjoying far reaching hill views. Please note, the measurement given excludes the door and wardrobe recess.

Bathroom 1.88m (6'2") x 1.68m (5'6")

Tiled to mid height in contrasting tones to complement the white suite of panelled bath with a mixer shower attachment, push button flush WC and pedestal basin with a mirror fronted cabinet above. Chrome ladder style towel warmer. Obscure glazed uPVC sash style window. Ceiling light. Extractor. Tiled floor.

Bedroom 2 4.47m (14'8") x 2.97m (9'9")

A dual aspect, double room with stunning hill views to one side. Television point.

Bedroom 1 4.44m (14'7") x 3.78m (12'5") max

A superb double room enjoying rural aspects to the front and rear via uPVC sliding sash style windows. Wardrobe recess and plenty of space for a 6ft bed and additional free standing furniture. Television point. Door to the en suite shower room.

En Suite Shower Room max 2.44m (8'0") x 1.83m (6'0")

Fully tiled to walls and floor in neutral tones. Fitted with a push button flush WC, pedestal basin with mixer tap and combined mirror, shelf and light above. Large step in enclosure with a fully plumbed, dual headed shower. Obscure glazed uPVC sash style window. Chrome ladder style towel warmer. Ceiling spot light fitting. Extractor.

OUTSIDE

To the front and side of the house is a well fenced garden/ paddock. To the rear is an enclosed garden with a patio and lawn. Stone built store. Concealed, bunded oil storage tank.

Other Buildings

Original Farmhouse -

A large 4/5 bed detached house with two reception rooms, former kitchen and bathroom which is in need of extensive renovation. Not currently habitable. Enclosed garden to the front.

Sheds & Buildings -

Steel framed agricultural building clad in cement sheets 13.72m (45'0") x 9.14m (30'0") and adjoining open fronted, steel framed agricultural building 13.72m (45'0") x 9.14m (30'0") with concrete end walls and clad in cement sheets.

L shaped cow house/ stable 18.29m (60'0") x 6.10m (20'0") leading to 10.97m (36'0") x 6.10m (20'0") with lofts above.

Stone built double garage 7.92m (26'0") x 5.00m (16'5") with a small shed with a tin roof to the rear.

2 small stone storage sheds

Directions

Travel through Glen Vine and Crosby along the TT Course, passing the Co-op, Costa and the Crosby Hotel family pub. Continue along to Greeba and take the next left turn into Ballachurry Road. Continue to the end of the road (just under 1/2 a mile) where the entrance to the farmhouse and yard will be found just across the Old Railway Line with plenty of parking on site. Please note - Ballachurry Road is a 'Green Lane' and Public Footpath which gives access through the farmyard and up to Archallaghan.



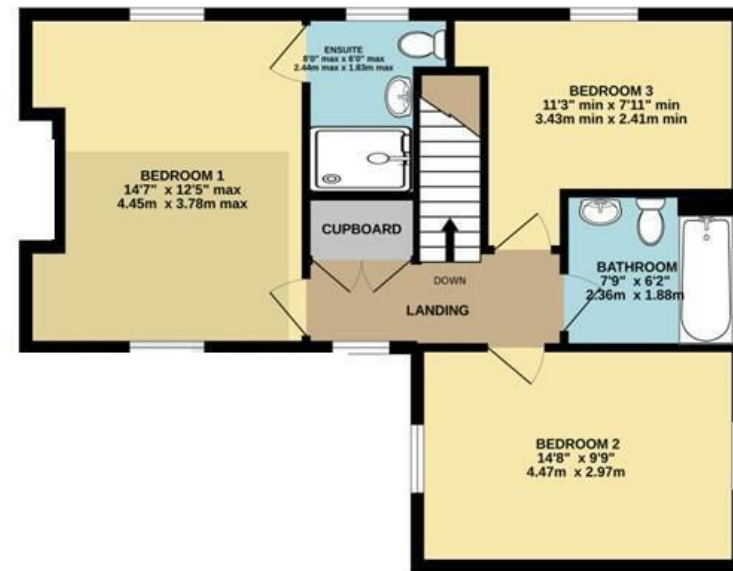




GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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