

## 2, SHIMMIN COURT

ST JOHNS, IM4 3NA

**£1,295,000**  
**FREEHOLD**

The property features cutting-edge energy efficiency with a borehole heat pump, which is more effective than traditional ground or air source heat pumps acting as both heating and cooling. The home is highly insulated, surpassing building regulations assuring excellent thermal performance.



• Underfloor heating and cooling with a Bore hole heat pump (more efficient than ground source or air source heat pumps) • Highly insulated to greater than building regulations. • Anthracite Grey Double glazed flush fitting windows • Natural slate roof natural slate paths and terraces. Lime mix render • Unique Poolvaish black limestone to Gables front and rear. Site 1/3 of an acre house 3663 square feet total internal area including garage • Ample parking for six cars. South and West facing rear garden • Large glazed facade to southwest • Open plan large kitchen day room • Two on suite ground floor bedrooms with dressing rooms • Fabulous views of St John's Church and Slieau Whallian

## Overview

### Plot 2 specification

Underfloor heating and cooling with a Bore hole heat pump (more efficient than ground source or air source heat pumps)

Highly insulated to greater than building regulations

High performance Insulation to ground floor, walls and roof.

Anthracite grey Double glazed flush fitting windows

Natural slate roof natural slate paths and terraces

Lime mix render

Unique Poolvaish black limestone to Gables front and rear.

site 1/3 of an acre house 3663 square feet total internal area including garage

ample parking for six cars

South and West facing rear garden

large glazed facade to southwest

open plan large kitchen day room

two en suite ground floor bedrooms with dressing rooms and two large bedrooms to first floor with en suites and dressing rooms.

fabulous views of St John's Church and Slieau Whallian

The property features cutting-edge energy

efficiency with a borehole heat pump, which is more effective than traditional ground or air source heat pumps. The home is highly insulated, surpassing building regulations ensuring excellent thermal performance

Design highlights include anthracite grey double-glazed, flush-fitting windows. The natural slate roof is complemented by slate paths and terraces. The facade is finished with a lime mix render, while unique black limestone features to the gables, sourced from Poolvaish Quarry, provide a distinctive architectural character.

The south-facing rear garden and west-facing garden offer ample outdoor space with fabulous views of the church and Slieau Whallian. Large glazed French doors to the south and west flood the open-plan kitchen and day room with natural light, creating an inviting and bright living space. Two double bedrooms on the ground floor include dressing rooms and ensembles. This property is a rare opportunity to own a luxurious, energy-efficient home in a beautiful quiet tranquil setting.

## Additional Information

This is a fine example of spacious modern living within one of the most prestigious village locations in the Isle of Man.

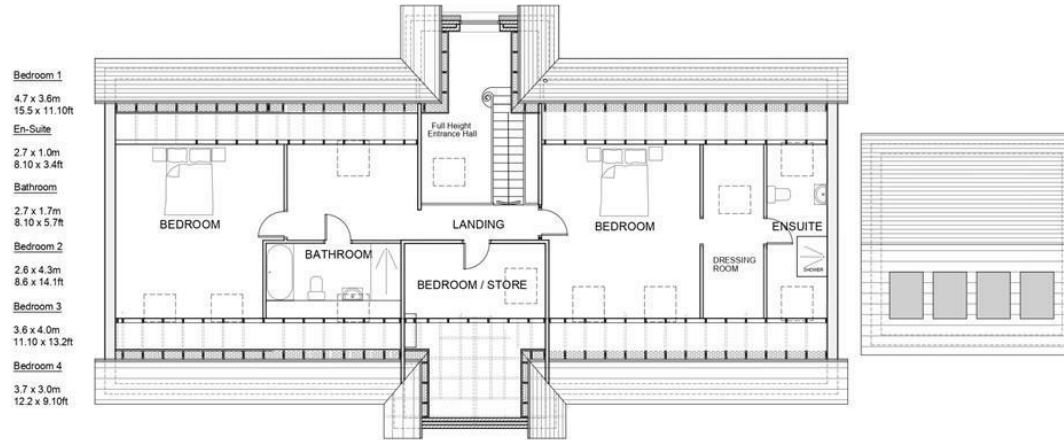
## Directions

Travelling out of Douglas from QB roundabouts

continue on the Peel Road through the villages of Glen Vine, Marown and Crosby to the Ballacrairie crossroads, proceed straight on through the lights and just before reaching Tynwald Hill turn left in to Balladoyne following the road around to the right where the new development can be easily located straight ahead.



NEW BUNGALOW AT BALLADOYNE ST JOHN'S  
PLOT 2



First Floor Plan



Ground Floor Plan