



## BALLAKINNAG HOUSE, SHORE ROAD

BALLAUGH, IM7 5AZ

**ASKING PRICE £1,599,950**  
**FREEHOLD**

Located on the desirable Shore Road in Ballaugh, this impressive detached home offers the perfect combination of space, comfort and style. With six generously sized bedrooms and four well-appointed bathrooms, the property has been designed with modern family living in mind.

Set in a peaceful coastal setting, it provides a rare opportunity to enjoy both tranquility and convenience, with local amenities and the shoreline just moments away. A spacious and versatile home, it strikes the ideal balance between everyday practicality and refined living.



- Georgian Manor House set within it's Own Grounds, Finished to a Very High Standard
- Uninterrupted Views Across The Irish Sea
- Arranged over Three Storeys
- Four Reception Rooms
- Bespoke Hand Crafted Kitchen, Utility Room, Downstairs Cloakroom
- Six Bedrooms
- Driveway, Front and Rear Gardens, Integrated Triple Garage
- Underfloor Heating, Oil Fired Central Heating



### Overview

A Modern Georgian Masterpiece with Panoramic Coastal Views

Ballakinnag House represents the perfect marriage of classical architecture and modern design. Conceived as a contemporary interpretation of a Georgian manor, the property is finished to exacting standards and styled throughout by acclaimed designer Rumana Swinton, ensuring a home of both distinction and comfort.

Set within its own landscaped grounds in the exclusive hamlet of Ballaugh Cronk, this remarkable residence enjoys an unrivalled position with sweeping views across the west coast of the Isle of Man, extending over the Irish Sea to Strangford Lough and the Mountains of Mourne. Every evening brings with it a spectacular sunset, transforming the horizon into a living work of art.

### Location

Ballakinnag House is ideally situated for those who seek both tranquillity and convenience. The unspoilt sands of Ballaugh Beach and the rich wildlife of the Curraghs Nature Reserve are a short stroll away, while the village shop, post office, and local inn can be reached within

minutes. The property falls within catchment for Ballaugh and Sulby primary schools and is well positioned for Ramsey Grammar and Queen Elizabeth II High School.

For those who love the outdoors, the Raad ny Foillan coastal path and the Manx countryside footpath network lie on the doorstep, offering endless opportunities for walking, running, cycling and exploring the Island's celebrated natural beauty.

### The House

Arranged over three storeys, Ballakinnag House exudes refinement at every turn. Wide timber staircases, soaring ceilings, and expansive windows create a sense of grandeur, while bespoke finishes and thoughtful design ensure the home is both welcoming and practical for modern family living.

Accommodation highlights include:

- Six bedrooms, each individually designed and finished to an impeccable standard.
- Formal reception rooms, including a lounge with bay window overlooking the gardens and coastline, and a dining room ideal for entertaining.
- A bespoke handmade kitchen, featuring granite worktops, integrated appliances, and a central



island, flowing into a sun-filled family and dining room with direct access to the terraces.

- A triple garage with entertainment suite/home office above, showcasing exposed French oak beams and a kitchenette, offering flexibility as guest accommodation, leisure space, or a private office.

- Underfloor heating and high-quality double glazing throughout

#### Grounds & Gardens

A secure, electronically operated cast-iron gate opens onto a sweeping block-paved driveway, leading to the house and garaging, with parking for several vehicles.

The landscaped gardens have been thoughtfully designed, with extensive lawns framed by mature trees and shrubs, complemented by colourful planting and a feature pergola. South-west facing terraces extend the living space outdoors, providing the perfect setting for alfresco dining, entertaining, or simply enjoying the unrivalled coastal vistas.

#### Key Features

- Landmark modern Georgian-style residence
- Six bedrooms
- Interiors by Rumana Swinton
- Bespoke handmade kitchen with adjoining family room

- Triple garage with entertainment suite/home office above
- Landscaped gardens, terraces, and pergola
- Elevated position with uninterrupted sea views
- Prestigious Ballaugh Cronk setting, close to beach and countryside

#### Directions

From Ramsey, enter Ballaugh and turn right into Station Road. Continue past Ballaugh Old Church before turning left onto Shore Road, where Ballakinnag House will be found on the right-hand side, set within its own private grounds









