



26, MAIN ROAD
BALLAUGH, IM7 5EF

ASKING PRICE £435,000
FREEHOLD

Immaculately presented three-bedroom link-detached bungalow close to Ballaugh village and a short drive from Ramsey. Features include a spacious lounge with fireplace and hill views, light kitchen diner with doors to a raised patio, large bathroom with separate shower plus guest WC, and three double bedrooms (two with fitted wardrobes). Benefits from driveway parking for 3-4 vehicles, garage, front and rear lawns, private rear garden overlooking farmland, and ample storage including sheds. A must-see property.



- Immaculately Presented Link Detached Bungalow
- Within a Stones Throw of Ballaugh Village and a Short Drive to Ramsey Town Centre
- Three Double Bedrooms, Two of which benefit from Inbuilt Wardrobes
- Spacious Lounge with Feature Fireplace and Views to the Hills
- Light and Airy Kitchen Diner with Double Doors to a Raised Patio Area
- Large Bathroom with Bath, Separate Shower and Guest WC for Added Convenience
- Driveway Providing Off Road Parking for 3-4 Vehicles leading to the Garage
- Lawned Gardens to the Front and Rear. The Rear of the Property is Very Private Overlooking Farmland
- Plenty of Storage both Internally and Externally with Additional Shed Storage in the Rear Garden
- An Opportunity Not to Be Missed, Needs to be Viewed to Appreciate what is on Offer



Summary

Immaculately presented three-bedroom link-detached bungalow close to Ballaugh village and a short drive from Ramsey. Features include a spacious lounge with fireplace and hill views, light kitchen diner with doors to a raised patio, large bathroom with separate shower plus guest WC, and three double bedrooms (two with fitted wardrobes). Benefits from driveway parking for 3-4 vehicles, garage, front and rear lawns, private rear garden overlooking farmland, and ample storage including sheds. A must-see property.

Accommodation

A Beautifully Presented Village Bungalow Surrounded by Countryside Charm
Tucked away just a stone's throw from the heart of Ballaugh village and only a short drive from Ramsey town centre, this immaculately presented link-detached bungalow offers a rare combination of space, comfort, and convenience. With generous accommodation, landscaped gardens, and stunning views to the surrounding hills and farmland, it's a home that perfectly balances modern living with the peace of a semi-rural setting.
Step inside and be welcomed into the spacious lounge, where a feature fireplace creates a warm focal point, and large windows frame open views

towards the hills – a perfect backdrop for both everyday living and relaxing evenings.
The heart of the home is the light and airy kitchen diner, thoughtfully designed with ample space for family meals and entertaining. Double doors open directly onto a raised patio area, seamlessly blending indoor and outdoor living – ideal for summer barbecues or quiet mornings with coffee in the fresh country air.
Accommodation is generous, with three double bedrooms offering comfort and flexibility. Two benefit from inbuilt wardrobes, providing excellent storage without compromising on space. The large family bathroom is well-appointed with a bath and separate shower, while a guest WC adds extra convenience for visitors.
Outside, practicality meets lifestyle. A driveway provides off-road parking for three to four vehicles, leading to the garage. The lawns to the front and rear are easy to maintain yet charming, while the rear garden is wonderfully private, backing onto open farmland for a sense of peace and seclusion. Additional shed storage and plentiful internal cupboards ensure that everything has its place, making the home as functional as it is inviting.
Whether you're looking for a family home, a retirement retreat, or simply a property that offers generous space inside and out, this

bungalow ticks every box. Immaculately maintained and ready to move straight into, it represents a rare opportunity in a sought-after location.

An opportunity not to be missed – a viewing is essential to truly appreciate all that this wonderful home has to offer.

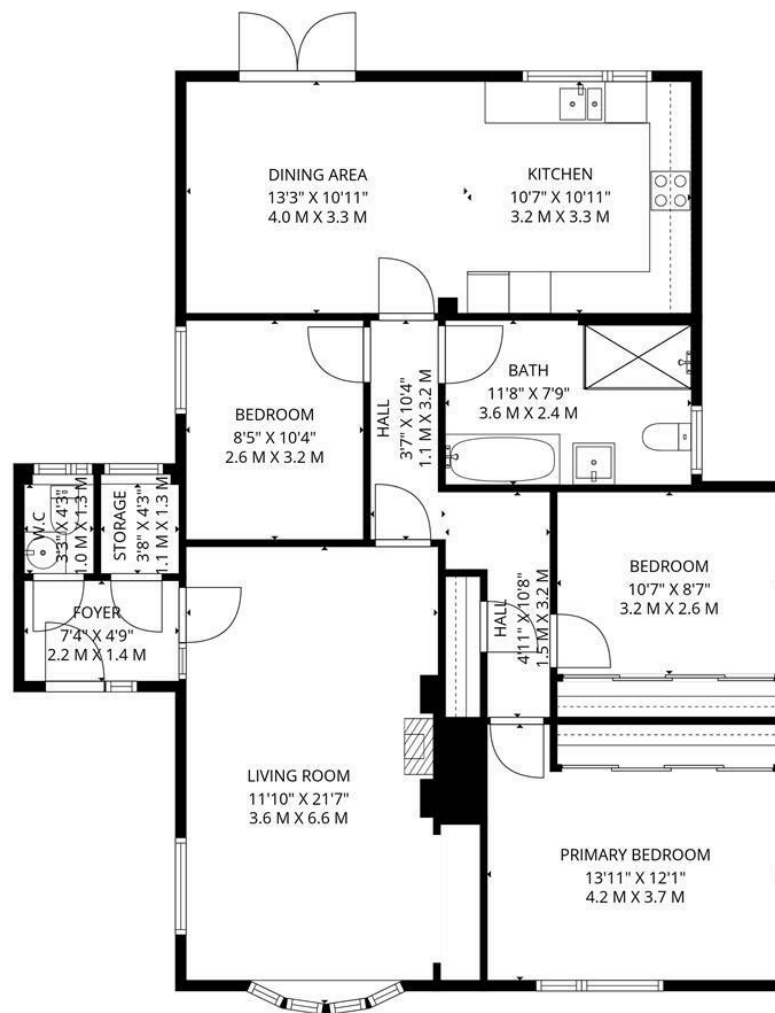
Directions

From Ramsey travel West on the A3 through Sulby, pass the Wildlife Park and continue towards Ballaugh Village. The property can be found a short distance before the bridge on the right hand side clearly identified by our for sale board









TOTAL: 1177 sq. ft, 109 m2

FLOOR 1: 1177 sq. ft, 109 m2

EXCLUDED AREAS: STORAGE: 17 sq. ft, 2 m2, WALLS: 77 sq. ft, 7 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

