



ELM COTTAGE, BALLAFREER FARM COTTAGES

BALLAFREER LANE, IM4 4AS

£1,000 PER MONTH

Available immediately on a short term let, a beautifully maintained one bed idyllic farm cottage, let on a fully furnished, fully equipped basis with all utilities and internet included.

Situated at the end of a country lane at the heart of the countryside, yet with Douglas within reach in less than ten minutes



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- Available Immediately • Single Storey Modern Farm Cottage in countryside Setting • Available on a Short Term Basis Until Spring 2025 • Fully Furnished & Fully Equipped • Utilities & Internet Included • Spacious Double Bedroom • En Suite Shower Room • Open Plan Lounge/Diner & Kitchen • Additional WC • Private Rear Terrace & Off-Road Parking



Summary

Available immediately on a short term let until Spring 2025, a beautifully maintained one bed idyllic farm cottage, let on a fully furnished, fully equipped basis with all utilities and internet included. Nestled away at the end of a country lane at the heart of the Manx countryside, yet with Douglas within easy reach in less than ten minutes.

Ballafreer Farm Cottages comprise three modern attached properties located on an active farm complex that will appeal to those looking for a quiet and peaceful rental property, but want to be within a convenient distance of the centre of Douglas. There is the added advantage with Ballafreer cottages that they are fully furnished and fully equipped inclusive of all pots, pans, utensils and appliances, suiting those that are travelling light. In addition, all bills are included in the rental price, which covers, heating, hot water, electricity and internet.

The property is accessed through a private front door and into a Hallway. Off the Hall is a spacious and open plan room that combines the Lounge, Dining Space and Kitchen, and houses an L shaped sofa, 4 seater dining table and television.

The fully equipped fitted Kitchen includes pots and pans, cutlery and crockery, utensils and counter top appliances such as kettle and toaster. Other appliances include electric hob and oven and under counter fridge.

Behind the Kitchen is an inner Hall that provides access to the rear courtyard and a WC with washing machine.

On the opposite side of the property a generous Double Bedroom with En Suite facilities is equipped with a double bed, with linen, bedside tables and wardrobe. A modern En Suite Shower Room incorporates a large walk-in shower, vanity wash basin and WC.

Outside to the front is communal parking for multiple vehicles. To the rear is a private and westerly facing patio area with seating.

Additional Information

- Oil Central Heating
- External Space Saving Boiler
- Double Glazed
- All Kitchen Equipment Included
- Utility and Internet Costs Included
- Communal Off-Road Parking Available
- Douglas City Centre 3.4 miles

Directions

Travelling out of Douglas in a westerly direction along Peel Road, continue through the Quaterbridge and beyond Union Mills. Partway up Ballahutchin Hill take a right turn onto Ballafreer Lane. At the end of the lane turn right where the holiday cottages can be found on the left hand side.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements