



Ballaloaghtan Farmhouse & Barn, Kerrowkeil Road, Ballasalla, IM9 3BB
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£1,850,000

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A superbly situated residential farm with first class modern farmhouse, beautifully renovated 17th Century Manx Barn, large store and 40 acres of pasture. Accessed via a private drive and nestled in the lea of South Barrule in a highly desirable area with expansive country views. House extending to 3 bedrooms, 2 generous reception rooms, dining kitchen, utility and 2 bathrooms (1 en-suite). The barn consists of two expansive floors of holiday accommodation comprising kitchen, lounge, dining area, four bedrooms, all with ensuite; the property consistently rates 5 stars and a gold award.



Location

From Port Erin office proceed out of Port Erin along station road & straight ahead at Four Roads roundabout & go ahead until you meet Shore Road. Turn left & go straight until you get to traffic lights in Castletown. Turn left along Malew Road & ahead at Cross Four Ways onto the Ballamodha Straight. Proceed for approx 3 miles & turn left At Solomans Corner onto Corlea Road. Go straight for approx 1 mile until signpost for Ballaloaghtan. Turn left & property approx 1/4 mile down on right hand side. Double electric gates to entrance.

MAIN HOUSE

Panelled Glazed Door to: GLAZED ENTRANCE HALL Where attractive tiled floor begins and continues through to hall, all main reception rooms and kitchen. Through double glazed panel doors to:

Hall

Bright and spacious hall with attractive turned staircase to first floor having turned Oak banister. Understairs storage cupboard. Attractive recessed alcove with mirror. Through glazed panelled doors to:

Sitting Room

21' 1" x 14' 3" (6.42m x 4.34m)

Triple aspect room with wonderful views over the garden, property's farmland and distant rural views to the sea beyond. Open fireplace with attractive carved surround. French doors to south-west facing patio. Recessed down lights. Fitted shelving. Through double glazed doors to:

Dining Room

17' 1" x 11' 4" (5.20m x 3.45m)

Attractive triple aspect room with feature vaulted ceiling. Two sets of French doors to outer patio. Recessed down lights. Through door to:

Kitchen

27' 0" x 11' 2" (8.22m x 3.40m)

Spacious farmhouse dining kitchen for an open plan with a comprehensive range of White finished wall and base units, cupboards and drawers with stainless steel work surfaces over. Centre island unit. Attractive fitted display

dresser with wooden work surface. Quality integrated Neff appliances including: double oven, warming drawer, large halogen hob, and stainless steel extractor. Stainless steel double bowl sink unit with single drainer. Zanussi dishwasher. Tiled splash back to work surfaces. Ceiling downlights.

Utility Room

9' 1" x 6' 5" (2.77m x 1.95m)

Vaulted ceiling. Stainless steel sink unit housed on matching cupboard units to kitchen, 2 Velux windows, Oil central heating boiler. Stable door to outside.

Cloakroom

Suite comprising: WC and wall mounted wash hand basin. Linen cupboard.

First Floor Landing

Attractive open galleried landing with white painted, boarded floor that continues throughout the bedroom accommodation. Recessed downlights. Large airing cupboard housing Megaflo hot water cylinder and shelved storage.

Master Bedroom

21' 1" x 14' 4" (6.42m x 4.37m)

Spacious master bedroom with triple aspect, having wonderful views over surrounding farmland and beyond. Fitted His and Hers wardrobes to corresponding walls. Double wardrobes with shelving and storage over, wooden flooring.

En-Suite Bathroom

Comprehensively fitted White suite comprising: WC, wash basin over vanity unit, bidet. Glass shower cubicle. Tiled walls and floor. Ladder radiator. Extractor fan.

Bedroom 2

11' 11" x 7' 0" (3.63m x 2.13m)

Bank of fitted shelving to one wall, wooden flooring.

Bedroom 3

9' 4" x 8' 2" (2.84m x 2.49m)

Wooden flooring.

Family Bathroom

Comprehensively fitted modern White suite with WC, wash basin over vanity unit and panelled bath with shower screen having thermostatic shower over, white ladder style towel rail, tiled floor.

17th CENTURY DETACHED BARN

Outside steps leading to front door on first floor.

Ground Floor

Front Door

Large entrance Hall

13' 2" x 9' 10" (4.01m x 2.99m)

Oak staircase to first floor, tiled floor. Door to inner hall.

Cloakroom

Wash hand basin, w.c., half tiled walls, tiled floor.

Dining Kitchen

18' 11" x 15' 7" (5.76m x 4.75m)

Superb range of quality cream wall and beech fronted base units with contrasting worktops incorporating sink unit, Miele washing machine, Miele tumble dryer, Rangemaster double oven with large ceramic hob and modern double extractor fan above, attractive and complementing tiled splashbacks, tiled floor, point for fridge freezer, additional wall cupboards, spotlights. Island unit. Multiple power points. Door to open plan guest area.

OPEN PLAN GUEST AREA

Bedroom 4

8' 11" x 8' 3" (2.72m x 2.51m)

Built in wardrobes.

En-Suite Shower

Large walk in shower, wash hand basin, w.c., fully tiled walls and floor, Xpelair.

Kitchen

14' 0" x 6' 11" (4.26m x 2.11m)

Cream wall and base units incorporating stainless steel sink unit, space for fridge, electric oven and hob, microwave. Door to outside.

Inner Hall

Tiled floor.

Bedroom 3

13' 2" x 9' 5" (4.01m x 2.87m)

Oak flooring, built in wardrobe.

En-Suite Shower

Large walk in shower, wash hand basin, w.c., chrome ladder style towel rail, fully tiled walls and floor, Xpelair.

Bedroom 2

16' 3" x 13' 11" (4.95m x 4.24m)

Oak flooring. Built in wardrobes. Door to Sun Room.

En-Suite Shower

Large walk in shower, chrome ladder style towel rail, wash hand basin, w.c., tiled walls and floor, double glazed door to:

Sun Room

13' 4" x 13' 1" (4.06m x 3.98m)

Oak framed, high vaulted ceiling, galvanised steel staircase leading up to first floor, feature exposed stone wall.

FIRST FLOOR

Lounge/Dining

42' 10" x 14' 7" (13.05m x 4.44m)

A breathtaking room with stunning oak 'A' frame ceiling and matching ceiling beams extending the full length of this stunning space. Oak flooring throughout. Dual aspect windows with fabulous rural and distant sea

views. Stable door to outside steps, sliding door to kitchenette.

Kitchenette

Good range of built in cupboards with drawers and shelving. Worktop incorporating stainless steel sink unit, microwave and fridge.

Landing

Oak flooring. Oak staircase leading to ground floor. Door to:

MASTER SUITE

Hall

Oak flooring, wall of built in cupboards.

Master Bedroom

20' 4" x 14' 9" (6.19m x 4.49m)

Generous room with high vaulted 'A' frame oak ceiling with matching ceiling beams, oak flooring. Door leading to outside steps.

En-Suite Bathroom

Suite comprising oval bath set in tiled surround, large walk in shower, double vanity unit with storage underneath, w.c., 2 mirrors, tiled floor, high vaulted ceiling.

OUTSIDE

OUTSIDE Entered via a planted drive of newly planted trees. With paddocks to either side. Parking area to front of house with ample parking. Large paved area surrounding the property with immediate access onto mature lawned gardens with attractive borders. To the rear of the barn complex is an agricultural yard area with lean to store. In all approximately 40 acres of land surround the property in well fenced field parcels. The

land is presented as permanent pasture and has been well maintained. Storage barn.

Detached double garage with electric up and over door

N.B.

The farmhouse is subject to an agricultural occupancy condition rented on an annual lease yielding £1600 pounds per month. Converted Barn – Income generated – consistently 80% let from March to October yielding £200/night basic, £350/night July and August, and £450/night during motor sports events.

Services

Mains water, electricity and telephone installed. Private drainage via Klargestor. Oil -fired central heating.

Viewing

Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

Possession

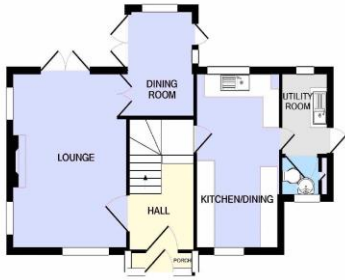
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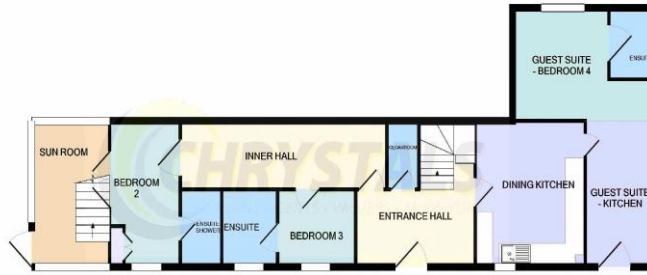




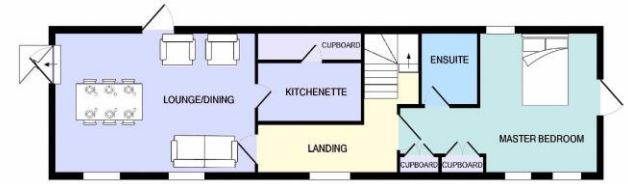
MAIN HOUSE GROUND FLOOR



MAIN HOUSE 1ST FLOOR



BARN GROUND FLOOR



BARN 1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854



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