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Brough Jairst Farm, off Station Road, Ballaugh, IM7 5AL
Asking Price £1,850,000

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A complete country package comprising a characterful detached country house with mature gardens, charming guest cottage and approximately 46.65 acres of good quality, level agricultural land. Perfect for those with equestrian or smallholding pursuits. In addition, there are approximately 8 acres of Woodland. In summary, the main House extends to 5 bedrooms and the Cottage 2 Bedrooms. There are several stone outbuildings and garage. Inspection is strongly recommended to appreciate this enviable location in a most sought after area of Ballaugh.





LOCATION

From Ramsey travel West on the A3 towards Ballaugh Village. Before the bridge turn right onto Station Road and continue for 600 yards. Pass St Marys Meadow and the entrance road for Brough Jaig Farm is located immediately after on the left hand side. Property is located approx. 1/2 mile.

HALL 6' 5" x 20' 11" (1.95m x 6.37m)

Feature timber panelled door with side lights. Ornate framed ceiling. Stairs to first floor. Picture and dado rails. Large archway opening to

DINING ROOM 11' 6" x 14' 8" (3.50m x 4.47m)

Window to front aspect. Tiled floor. Panelled ceiling. Picture rail and wood panelling to lower walls. Single glazed timber door to Hall and Sitting Room.

SITTING ROOM 12' 4" x 14' 5" (3.76m x 4.39m)

Timber fireplace sitting on slate hearth with inset log burner. Television point. Picture rail. Bay window.

SNUG 12' 8" x 13' 5" (3.86m x 4.09m)

Feature fireplace with timber surround and slate hearth. Coved ceiling. Part panelled walls. Large bay window: 5'3 x 4'4 with window seat and outlook over the rear patio.

DRAWING ROOM

22' 5" x 18' 10" (6.83m x 5.74m)

Marble fireplace surround on tiled hearth. Ornate covings. Window to front aspect. Part glazed double doors to Conservatory. Double doors to rear patio.

KITCHEN 10' 2" x 11' 6" (3.10m x 3.50m)

Range of wall and base units with cupboards and drawers. Twin circular sink with chrome

mixer tap. 2 ring Aga with 3 ovens. Separate electric oven and 4 ring hob. Integrated fridge freezer and dishwasher. Tongue and groove timber boarded ceiling. Tiled floor. Recessed spot lights. Windows to side and rear aspect.

UTILITY 5' 3" x 6' 7" (1.60m x 2.01m)

Oil central heating boiler. Understairs storage cupboard. Plumbed for washing machine. Window to rear aspect. Concrete floor.

PORCH 6' 8" x 5' 2" (2.03m x 1.57m)

Dwarf wall with uPVC windows and door. Stable door.

CONSERVATORY 11' 7" x 22' 11" (3.53m x 6.98m)

Tiled floor. uPVC double glazed construction with glazed roof and fitted blinds. French doors to leading to rear patio.

FIRST FLOOR: HALF LANDING

Picture window to rear.

BATHROOM 11' 7" x 10' 7" (3.53m x 3.22m)

White suite comprising bath with timber panelled sides, electric shower over and glazed screen. WC, bidet and pedestal wash hand basin. Part tiled walls. Loft access.

FULL LANDING

BEDROOM 1 10' 9" x 14' 9" (3.27m x 4.49m)

Window to front aspect. Fireplace.

BEDROOM/STUDY 9' 4" x 6' 5" (2.84m x 1.95m)

Window to front aspect.

BEDROOM 3 13' 7" x 12' 9" (4.14m x 3.88m)

Window to front aspect. Recess for wardrobes. Ornate covings.

DRESSING ROOM 13' 2" x 8' 2" (4.01m x 2.49m)

Built in wardrobes. Access to Master bedroom and ensuite.

MASTER BEDROOM 18' 2" x 22' 4" (5.53m x 6.80m)

Triple aspect with windows to the front, side and rear. Loft access.

ENSUITE 9' 3" x 13' 3" (2.82m x 4.04m)

Comprising panelled bath, WC and pedestal wash hand basin. Fireplace. Built in storage cupboard. Cupboard housing hot water cylinder.

OUTSIDE

Extensive mature grounds with many deciduous trees, palm trees, shrubs and flowers. Approached through avenue of Copper Beech trees. Attractive Single Storey Barn with garaging and storage.

Stone Barn with loft above.

Modern Barn (75' x 22').

Tennis Court base.

DETACHED COTTAGE

Comprising a 20' Lounge, 2 Bedrooms, Kitchen and Bathroom.

LAND

Extending to approx. 46.65 acres of agricultural land. 8 acre woodland. Access lane from Ballaugh Church and also Bollyn Road.

SERVICES

Mains water and electricity. Oil central heating. Private drainage.

VIEWING

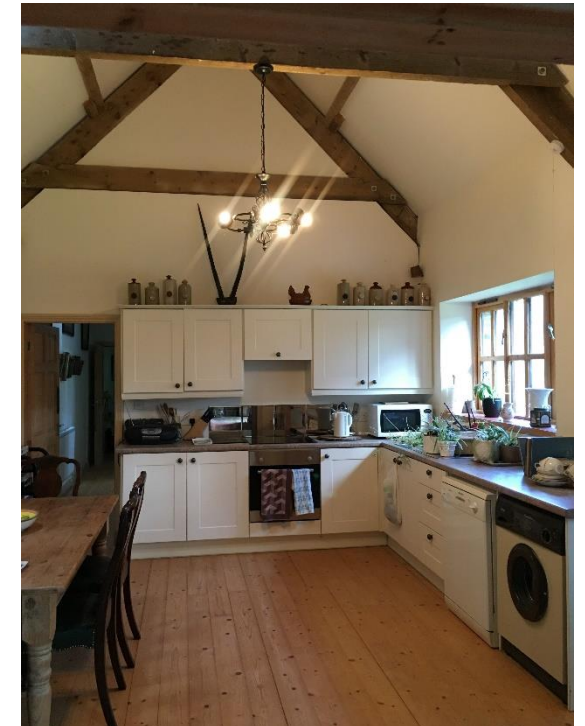
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POSSESSION

Vacant possession on completion of purchase.

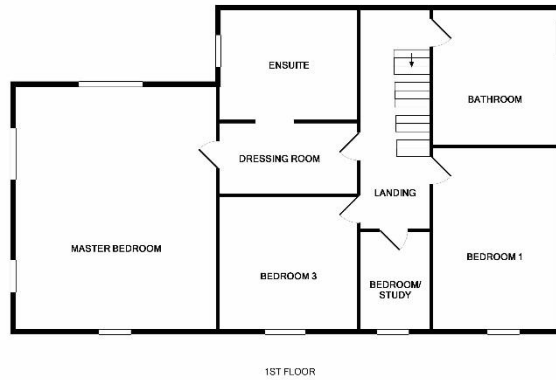
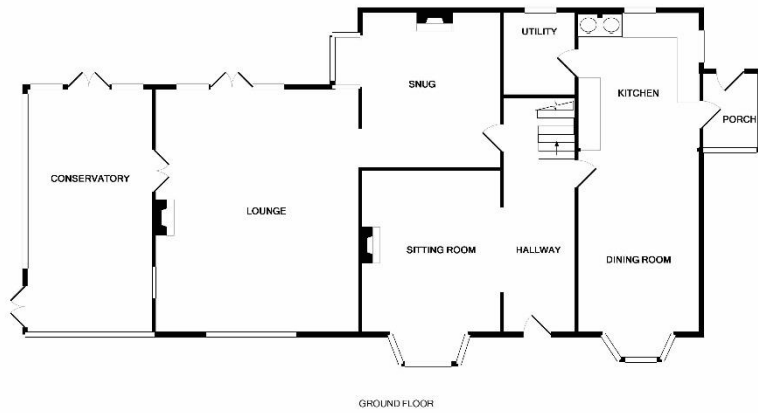
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Since 1854



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