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Ballacain, Little Mill Road, Onchan, IM4 5BE  
**Asking Price £1,950,000**



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An extended detached period country house, which has been extensively updated in recent years, providing spacious and generous accommodation that comprise 4 reception rooms, live-in dining kitchen with conservatory, 8 bedrooms, 6 ensuites and separate shower room. This individual home would suit a large family or house of multiple occupation, (subject to the relevant approval) together with 4 well appointed self-catering holiday units close to the principal residence. Ballacain enjoys an in/out pillared gravelled entrance driveway flanked by mature trees and formal lawn gardens. The property offers a private and secluded setting only 5 minutes drive away from Onchan Village.



## LOCATION

From Governors Road, continue beyond Governors Hill Estate and follow as if heading towards Creg Ny Baa. Turn off on the right hand side sign-posted Hillberry before Glen Dhoo camp site. Pass the turning to Slegaby and continue through the bend at Clyspe. Follow along until the gated entrance for Ballacain can be found on the left hand side.

## ENTRANCE

Stained glass panel.

## HALL 27' 5" x 9' 5" (8.35m x 2.87m)

Entrance door. Coved ceiling. Dado rail. Laminate wood floor. Understairs cupboard.

## STUDY 21' 10" x 15' 3" (6.65m x 4.64m) Into Bay

Coved ceiling. Fitted bookcases to three sides with return desk. Drawers and cabinets. 2 period style radiators.

## LIBRARY 18'5" x 15' 5" (5.61m x 4.7m)

Feature brick fireplace with open fire. Fitted 3/4 height bookcase to 3 walls. Fitted base bookcase to bay window. Coved ceiling.

## SITTING ROOM 15' 5" x 14' 11" (4.70m x 4.54m)

Coved ceiling. Period style fireplace with flagged hearth and log burner. Shelved display arch. Period style radiator. uPVC double glazed.

## BOILER CUPBOARD

Oil fired central heating boiler.

## CLOAKROOM

Vanity wash hand basin and WC, Period style radiator.

## MEDIA ROOM 23' 10" x 19' 10" (7.26m x 6.04m)

Dual aspect room. Fitted bookcases to either end. 4 wall light points. 2 period style radiators.

## UTILITY ROOM 16' 3" x 11' 5" (4.95m x 3.48m)

White base and wall units. Sink. Laminate worktops. Tiled floor. Radiator. Plumbing for washing machine. Built-in cloaks cupboard. Deep built-in shelved cupboard. uPVC double door to outside.

## BREAKFAST KITCHEN & SUN ROOM

### KITCHEN 15' 7" x 11' 10" (4.75m x 3.60m)

Fitted units in Oak to base and wall level. Granite worktops. Integrated dishwasher. Double Aga in racing green. Double oven, warming oven, hotplate, 2 hotplates (oil fired). Coved ceiling. Space for fridge freezer. Tiled floor.

### BREAKFAST AREA 15'7 " x 11' 10" (4.75m x 3.60m)

Coved ceiling. Tiled floor. Radiator. Shelved recess.

### CONSERVATORY 16' 10" x 10' 6" (5.13m x 3.20m)

Tiled floor. Period style radiator. uPVC double glazed french doors to outside with views to adjacent field. Stable door from Breakfast area to

## ANNEX PLAYROOM 31' 6" x 11' 10" (9.6m x 3.6m)

Triple aspect room. Laminate wood floor. 2 radiators. uPVC double glazed door to rear and side. Loft access.

## LOG STORE

## EXTERNAL ENTRANCE TO:

## STUDIO/OFFICE 31' 6" x 11' 10" (9.6m x 3.6m)

## FROM MAIN HALL: STAIRS TO FIRST FLOOR

## DOG LEG STAIRCASE: LANDING

35'5" x 11' 10" (10.79m x 3.60m)

## BEDROOM 1 26'11" x 15'3" (8.20m x 4.64m) Into Bay

Fitted bank of wardrobes. Period style radiator. Coved ceiling. Loft hatch.

## WALK-IN WARDROBE 11'10" x 9' 0" (3.60m x 2.74m)

## ENSUITE BATHROOM 12'10" x 11'5" (3.91m x 3.48m)

Large tub/panelled bath with shower attachment mixer tap and mirrored sides. Shower cubicle, WC and twin vanity wash hand basin. Window seat. Heated towel rail/radiator. 3 wall light points.

## BEDROOM 2 18' 5" x 15' 5" (5.61m x 4.70m)

Bank of fitted wardrobes. Period style fireplace. Polished granite hearth. Period style radiator. Fitted bookcases and base cupboard to either side of fireplace.

### **ENSUITE BATHROOM** 7' 9" x 8' 7" (2.36m x 2.61m)

Panelled corner bath, WC and vanity wash hand basin. Shower cubicle. Period style radiator. Mirror and wall and base cupboards.

### **REAR LANDING**

Loft hatch.

### **BEDROOM 3** 16' 2" x 13' 10" (4.92m x 4.21m)

2 double built-in wardrobes/cupboards. Radiator.

### **ENSUITE BATHROOM** 7' 2" x 9' 8" (2.18m x 2.94m)

Panelled corner bath, shower cubicle, WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Wood effect vinyl flooring.

### **BEDROOM 4** 13' 9" x 11' 10" (4.19m x 3.6m)

Radiator. 2 double built-in wardrobes/cupboards.

### **BEDROOM 5** 13' 9" x 11' 5" (4.19m x 3.48m)

Radiator. 2 built-in wardrobes/cupboards.

### **FAMILY SHOWER ROOM**

Shower cubicle. Vanity wash hand basin and WC. Heated towel rail. Fully tiled walls. Wood effect vinyl flooring.

### **SIDE LANDING 1** 14' 9" x 12' 10" (4.5m x 3.9m)

Two banks of full height shelved cupboards (housing 2 mega flow and pressurised hot water cylinders).

### **SIDE LANDING 2** 34' 1" x 5' 7" (10.4m x 1.7m)

With 6 fitted double base cupboards. Coved ceiling. Period style radiator.

### **BEDROOM 6** 15' 7" x 13' 5" (4.75m x 4.09m)

Coved ceiling. Radiator. Built-in double wardrobe.

### **ENSUITE SHOWER ROOM**

Shower cubicle, WC and vanity wash hand basin. Loft hatch. Heated towel rail. Wood effect vinyl flooring.

### **BEDROOM 7** 14' 7" x 13' 5" (4.4m x 4.09m)

Built-in double wardrobe. Radiator.

### **ENSUITE SHOWER ROOM**

Shower cubicle, WC and vanity wash hand basin. Heated towel rail. Wood effect vinyl flooring.

### **BEDROOM 8** 15' 4" x 13' 5" (4.67m x 4.1m)

Manx stone fireplace. Radiator. Built-in double wardrobe.

### **ENSUITE SHOWER ROOM**

Shower cubicle, WC and vanity wash hand basin. Heated towel rail. Wood effect vinyl flooring.

### **OUTSIDE**

Patio terrace and path with lawn garden to the North East. Shrubbery. The house faces South East. To the side are 4 cottages (self catering) separate paved path beyond garden of house lead to Lawn, patio terrace and pond.

### **COMMUNAL LAUNDRY/BOILER ROOM** 18' 4" x 12' 2" (5.6m x 3.7m)

Single drainer stainless steel sink unit. Plumbed for washing machine and dryer. Shelving. Lockable cupboard. 3 oil fired central heating boiler for Quiet Corner, Old Workshop and storage. Radiator. Tiled floor.

### **"QUIET CORNER"**

### **OPEN PLAN LOUNGE/KITCHEN**

24' 7" x 11' 6" (7.5m x 3.5m)

Herringbone tiled floor. Radiator. Pitched beamed ceiling. High gloss white units with black granite worktops. Electric oven, dishwasher, hob, extractor and sink.

### **BEDROOM 1** 15' 5" x 9' 2" (4.7m x 2.8m)

Double wardrobe. Overhead cupboard. Radiator. Doors to garden.

### **ENSUITE BATHROOM**

Panelled bath, vanity wash hand basin and WC. Fully tiled walls. Radiator. Wood laminate floor.

### **"OLD WORKSHOP"**

### **HALL**

Tiled floor. Radiator. Utility cupboard. Plumbing for washing machine and dryer. Tiled floor.

## **OPEN PLAN LOUNGE/KITCHEN**

23' 4" x 15' 5" (7.1m x 4.7m)

Tile floor. Pitched beamed ceiling. Doors to front patio terrace. Country style white base and wall units. Laminate worktop. Electric oven, hob, extractor and dishwasher. Space for fridge freezer. Built-in cupboard with tiled floor.

## **BEDROOM 1** 10' 10" x 10' 6" (3.3m x 3.2m)

Pitched beamed ceiling. Radiator. Wall light point. uPVC double glazed French doors to paved terrace. Boarded ceiling.

## **BEDROOM 2** 10' 10" x 7' 10" (3.3m x 2.4m)

uPVC double glazed French doors to paved terrace. Boarded ceiling. Radiator.

## **BEDROOM 3** 15' 1" x 8' 2" (4.6m x 2.5m)

Radiator. uPVC double glazed French doors to paved terrace. boarded ceiling. Built-in wardrobe.

## **FAMILY SHOWER ROOM**

Shower cubicle, WC and vanity wash hand basin. Extractor. Radiator. Wood effect floor.

## **FAMILY BATHROOM**

Panelled bath and shower screen. WC and vanity wash hand basin. Pitched beamed ceiling with velux roof light. Radiator.

## **"SNOWDROP"**

### **OPEN PLAN LOUNGE/KITCHEN**

25' 11" x 16' 9" (7.9m x 5.1m)

Tiled floor. Log burner on slate/stone hearth. Fitted with country style white base and wall units with granite worktops. Sink, electric oven, hob and extractor. Radiator. Understairs recess for pans.

### **UTILITY CUPBOARD**

Tiled floor. Space for white goods. Radiator.

### **FIRST FLOOR: LANDING**

Radiator. uPVC door to outside steps.

### **BEDROOM 2** 12' 10" x 8' 6" (3.9m x 2.6m)

Radiator. Coved ceiling. Loft hatch.

### **ENSUITE SHOWER ROOM**

Shower cubicle, WC and vanity wash hand basin. Radiator. Wood effect tiled floor.

### **BEDROOM 1** 12' 6" x 9' 2" (3.8m x 2.8m)

Radiator.

### **ENSUITE BATHROOM**

Panelled bath, vanity wash hand basin, shower cubicle and WC. Radiator. Velux roof light.

## **"BLUEBELL"**

### **OPEN PLAN LOUNGE/KITCHEN**

25' 11" x 16' 9" (7.9m x 5.1m)

Tiled floor. Log burner. Fitted country style base and eye level units with granite worktops. Sink, electric oven, hob, extractor and dishwasher. Radiator. Utility cupboard with tiled floor and space for white goods.

### **FIRST FLOOR: LANDING**

Door to outside steps. Radiator.

### **BEDROOM 2** 12' 10" x 8' 2" (3.9m x 2.5m)

Radiator.

### **ENSUITE SHOWER ROOM**

Shower cubicle, vanity wash hand basin and WC. Radiator. Extractor.

### **BEDROOM 1** 12' 10" x 9' 2" (3.9m x 2.8m)

Radiator.

### **ENSUITE BATHROOM**

Panelled bath, shower cubicle, WC and vanity wash hand basin. Radiator. Velux roof light. Wood effect flooring.

## **OUTSIDE**

Each self catering units has a paved patio area and outside BBQ areas. In/Out driveway with gated pillared entrances. Tree lined gravelled driveway. Lawns. Monkey Puzzle Tree.

## **SERVICES**

Mains water and electricity. Private drainage through Klargestep septic tank. Oil central heating.

## **VIEWING**

Viewing is strictly by appointment through CHRYSTALS.

Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession upon completion.

All light fittings / fixtures, fitted and unfitted furniture in the Main House and each fully self-catering cottage are to be included on completion of purchase.

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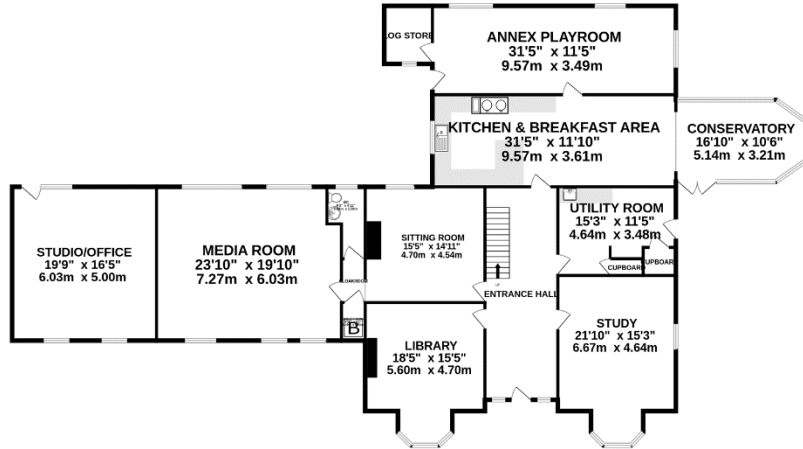




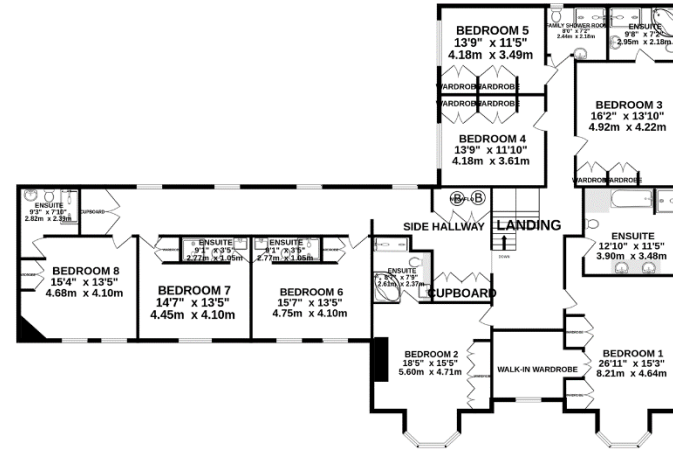




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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