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Old Ballakelly Farm, Old Castletown Road, Santon, IM4 1HP  
**Asking Price £350,000**



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An original example of a traditional Manx farmstead offering huge potential in a much admired location. Set in a plot of approximately 1 acre with a south/south easterly aspect. Requiring complete restoration, interested parties should make their own enquiries via their Architect or the DEFA Planning office as to the suitability of the farmstead for conversion.



## **LOCATION**

Located on the A25 Old Castletown Road, 0.5 miles south of the Oatlands Road Junction.

## **ACCESS**

Directly from the public highway.

## **SERVICES**

Mains water and electricity and telephone are available nearby. Private drainage will need to be installed.

## **N.B**

Our vendor wishes the farmstead to be developed as a single dwelling. On that basis their advocate will apply a covenant to the contract/title to limit any conversion/renovation to a single dwellinghouse. Any additional accommodation must be ancillary to and used by the main house.

## **VIEWING**

On site – unaccompanied. Please do not access the buildings internally. All viewings are at own risk.

## **POSSESSION**

Vacant possession on completion.









Since 1854



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