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Ballacallin Mooar, Ballanicholas, Crosby, IM4 2HD
Asking Price £1,250,000

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A handsome and substantial Manx Country House set in 23.5 acres with a far reaching southerly aspect. Wonderful mature rural location yet only ten minutes drive to Douglas. Extending to 5 bedrooms, 4 reception rooms, 4 bathrooms. Whilst comfortable and well maintained it is likely that a new owner will seek to modernise throughout. Outside are attractive gardens, single storey rear outbuilding, greenhouse and 3 bay open carport. The land is well suited to equestrian purposes being well fenced and watered.



LOCATION

Travel from Quarterbridge along the New Castletown Road, at the roundabout bear right onto the Cooil Road, travel to the Braaid Crossroads and continue ahead towards Foxdale. Turn left at the Stugadhoo Crossroads onto Garth Road. The property can be found approx. a quarter of a mile along on your left hand side.

ENTRANCE PORCH 5' 9" x 5' 11" (1.75m x 1.80m)

HALLWAY 13' 5" x 5' 11" (4.09m x 1.80m)

DINING ROOM 19' 0" x 15' 0" (5.79m x 4.57m)

SITTING ROOM 19' 0" x 15' 0" (5.79m x 4.57m)

SNUG 15' 10" x 13' 5" (4.82m x 4.09m)

DRAWING ROOM 26' 10" x 21' 7" (8.17m x 6.57m)

CONSERVATORY 24' 3" x 9' 6" (7.39m x 2.89m)

OFFICE HALL 10' 0" x 13' 1" (3.05m x 3.98m)

KITCHEN 19' 5" x 12' 9" (5.91m x 3.88m)

UTILITY ROOM 8' 10" x 14' 0" (2.69m x 4.26m)

BOILER ROOM 9' 5" x 7' 3" (2.87m x 2.21m)

PANTRY 14' 10" x 9' 11" (4.52m x 3.02m)

CLOAKROOM 9' 9" x 7' 4" (2.97m x 2.23m)

BEDROOM 1 16' 5" x 21' 8" (5.00m x 6.60m)

DRESSING ROOM

ENSUITE 12' 9" x 7' 11" (3.88m x 2.41m)

BEDROOM 2 13' 10" x 10' 1" (4.21m x 3.07m)

ENSUITE 10' 1" x 5' 6" (3.07m x 1.68m)

FIRST FLOOR

HALLWAY

BEDROOM 2 19' 0" x 15' 0" (5.79m x 4.57m)

BEDROOM 3 13' 4" x 15' 0" (4.06m x 4.57m)

BATHROOM 6' 10" x 14' 0" (2.08m x 4.26m)

BATHROOM 7' 9" x 6' 6" (2.36m x 1.98m)

BEDROOM 4 14' 9" x 5' 11" (4.49m x 1.80m)

BEDROOM 5 19' 0" x 15' 0" (5.79m x 4.57m)

OFFICE 19' 4" x 13' 5" (5.89m x 4.09m)

LAND AND GARDENS

The total land area extends to approximately 23.5 acres, comprised by; Grass Fields Field 324832 - 9.44 acres Field 321738 - 5.23 acres Field 321784 - 4.97 acres Garden, woodland and wooded Glade – Approx. 4 acres

SERVICES

Mains water and electricity. Private drainage.

VIEWING

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

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



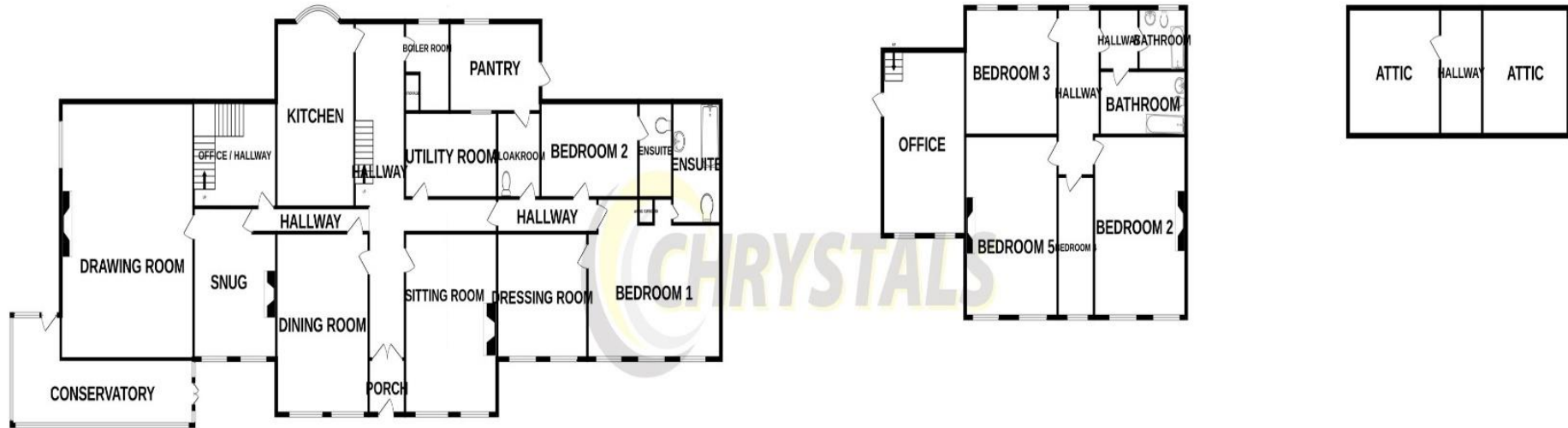




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only

Since 1854



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