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Shin Hene, Wigan Lane, Ballasalla, IM9 3EP
Asking Price £485,000

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Introducing 'Shin Hene' to the market, this delightful detached country residence is nestled in a very tranquil setting and offers fabulous breathtaking 360 degree rural and distant sea views. Surrounded by open fields, the property offers spacious accommodation comprising entrance hallway, lounge, dining room, kitchen, bathroom and 3 double bedrooms. Outside are pretty cottage gardens to side and rear, with driveway and garage to the front. Viewings are highly recommended to appreciate this lovely home and fabulous outlook!





LOCATION

Travelling from Port Erin on the A7 through Colby into Ballabeg, turn left into Douglas Road (Duck Street) and continue to the crossroads at Cross Four Ways. Turn first left onto Foxdale Road and proceed ahead onto Ballamodha Straight. Travel ahead for approx 3.1 miles and turn left into Wigan Lane to where Clougher Estate is located. Bear left again and proceed ahead and Shin Here can be found along on the right hand side.

FRONT ENTRANCE PORCH

Tiled floor. Glazed door to:

HALLWAY

7' 9" x 11' 8" (2.37m x 3.56m)

Large open hallway with oak wooden laminate flooring. Step down to inner hallway.

LOUNGE

12' 8" x 13' 10" (3.85m x 4.22m)

Excellent sized bright and airy room with fantastic countryside views. Manx stone fireplace with multi-fuel burning stove. Step up to:

DINING ROOM

9' 3" x 11' 8" (2.81m x 3.56m)

Lovely countryside aspect. Serving hatch to kitchen.

KITCHEN

8' 4" x 15' 7" (2.53m x 4.75m)

Well fitted with a good range of beech fronted wall and base units with contrasting worktops incorporating stainless steel sink unit, electric cooker, plumbing for washing machine, under-counter fridge and tiled splashbacks. Stunning open field views. Door to:

REAR PORCH

Door leading to outside.

BATHROOM

Suite comprising fully tiled shower cubicle, bath, wash hand basin in vanity sink unit, w.c., tiled floor, chrome ladder style heated towel rail.

BEDROOM 3

9' 0" x 13' 9" (2.74m x 4.19m)

Dual aspect windows. Built-in wardrobes.

INNER HALL

Good sized understairs storage cupboard. Staircase to first floor.

FIRST FLOOR

HALF LANDING

Large feature window with superb views.

LANDING

Loft access. Airing cupboard with hot water tank.

BEDROOM 2

8' 11" x 13' 1" (2.72m x 3.98m)

Large double bedroom with built-in wardrobes. Delightful rural views.

BEDROOM 1

12' 0" x 13' 3" (3.65m x 4.03m)

Excellent sized room that provides fabulous views. Wall of built-in wardrobes.

OUTSIDE

Good sized plot. Lawned and walled garden to side with feature pond. Paved rear garden overlooking open fields. Additional side garden. Driveway.

GARAGE

20' 8" x 11' 6" (6.31m x 3.51m)

Large single garage with up and over door. Light and power. Access door. Oil central heating boiler.

SERVICES

Mains water and electricity. Oil central heating. uPVC double glazing throughout. The property was built approx. 40 years ago.

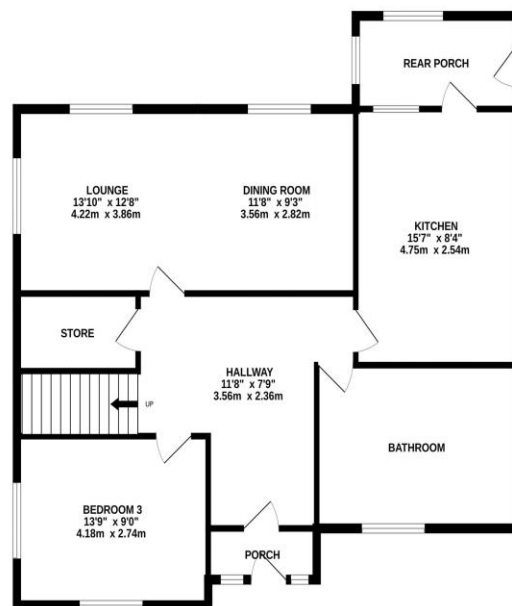
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GROUND FLOOR



1ST FLOOR



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DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.