



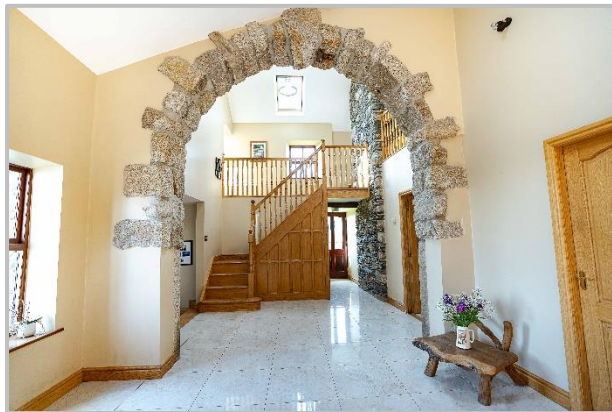
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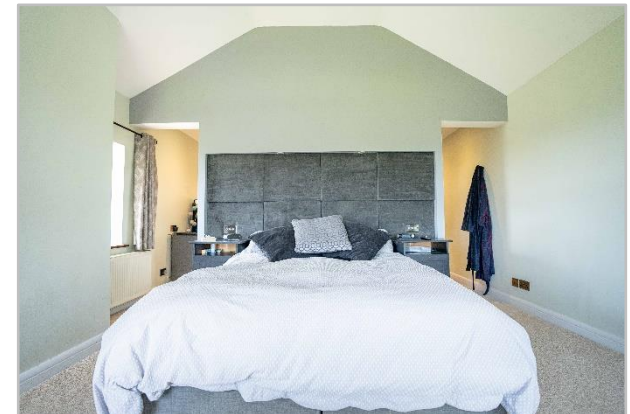
Ballashee, Cordeman Road, St Marks, IM9 3AJ
Asking Price £799,950

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A sympathetically executed Manx barn conversion set in the heart of the Manx countryside. Converted in 2002 to a very high standard of workmanship, Ballashee combines traditional design with flexible accommodation. Much use has been made of natural materials including reclaimed Manx stone and American Red Oak to create a warm and welcoming four-bedroomed country home of unique character with living spaces ideally suited to entertaining. Facing south, with distant sea views and quietly situated in unspoiled countryside on the outskirts of St Marks village, Ballashee is conveniently located for the airport and the capital, Douglas. No onward chain.





LOCATION

Leaving Ballasalla on the A26, continue to St Marks, bearing left at the village green. At the sharp left-hand corner take the right-hand turning and proceed to the end of the lane where, on the left a shared private drive flanked by stone pillars leading to Ballashee.

RECEPTION HALL

21'4 x 12'6 (6.50m x 3.81m)

Vaulted ceiling, arch with Manx stone detailing, oak staircase to galleried landing, understairs cupboard housing Firebird oil-fired boiler. Tiled floor. Door to garden.

CLOAKROOM

Vanity wash hand basin and WC. Tiled floor.

STUDY

13'11 x 7' max (4.24m x 2.13m)

Tiled floor. Fitted American Oak furniture including desk and fitted shelving. Window overlooking side aspect.

TRIPLE ASPECT LIVING ROOM

22'10 x 14'6 (6.95m x 4.42m)

Wood-burning stove set in feature fireplace with Manx stone detailing and stone hearth. Patio doors to south-facing paved patio. Glazed doors to hall. Glazed doors leads to:

SUN ROOM

16'4" x 12'6" (4.97m x 3.81m)

Stunning garden room with vaulted ceiling and air conditioning. Superb rural and distant sea views. Door to patio.

KITCHEN/BREAKFAST ROOM

25'7 x 18'8 (7.79m x 5.69m)

Kitchen area fitted with a wealth of bespoke American red oak cabinets with granite work

counters and incorporating double Belfast sink and built-in dishwasher. Matching wall cabinets with under lighting, tiled recess with four-oven oil-fired Aga. Exposed brickwork, tiled floor. Low voltage ceiling lighting. Double aspect breakfast area with tiled floor and door to:

UTILITY ROOM

13'9 x 6'0 (4.19m x 1.83m)

Pine wall and floor cabinets with tiled work counters, Belfast sink, terracotta tiled floor. Door to garden.

DINING ROOM

11'4" x 14'1" (3.45m x 4.29m)

Tiled floor. Door to hall. Door to garage.

FIRST FLOOR

Galleried landing

TRIPLE ASPECT MASTER BEDROOM

22'9 x 14'1 (6.93m x 4.29m)

Magnificent uninterrupted views over open countryside.

DRESSING ROOM

Open dressing room with inbuilt his and hers wardrobes, drawers and dressing table. Low voltage ceiling lighting. Window overlooking side aspect.

EN SUITE SHOWER ROOM

Luxury wet room with large walk in shower cubicle with drench head and hand held shower

attachments. WC and his and hers wash hand basin over handmade vanity unit.

BEDROOM 2

10'7" X 9'11" (3.22m x 3.02m)

Double room.

BEDROOM 3

10' 7" x 8' 3" (3.22m x 2.51m)

Single room.

BEDROOM 4

14' 0" x 11' 0" (4.26m x 3.35m)

Spacious double room.

FAMILY BATHROOM

Phoenix whirlpool bath, walk-in tiled shower enclosure, vanity wash basin unit with louvre-fronted cabinet, w.c., heated linen cupboard, with Megaflo water cylinder, chrome heated towel rail, part tiled walls.

INTEGRAL GARAGE

Up and over door. Door to rear garden.

OUTSIDE

Ballashee is set in its own garden.

SERVICES

New mains water, electricity and telephone supplies. Oil-fired central heating. Underfloor heating to ground floor. Fibre ready but not currently connected. Private drainage. Electric car point.

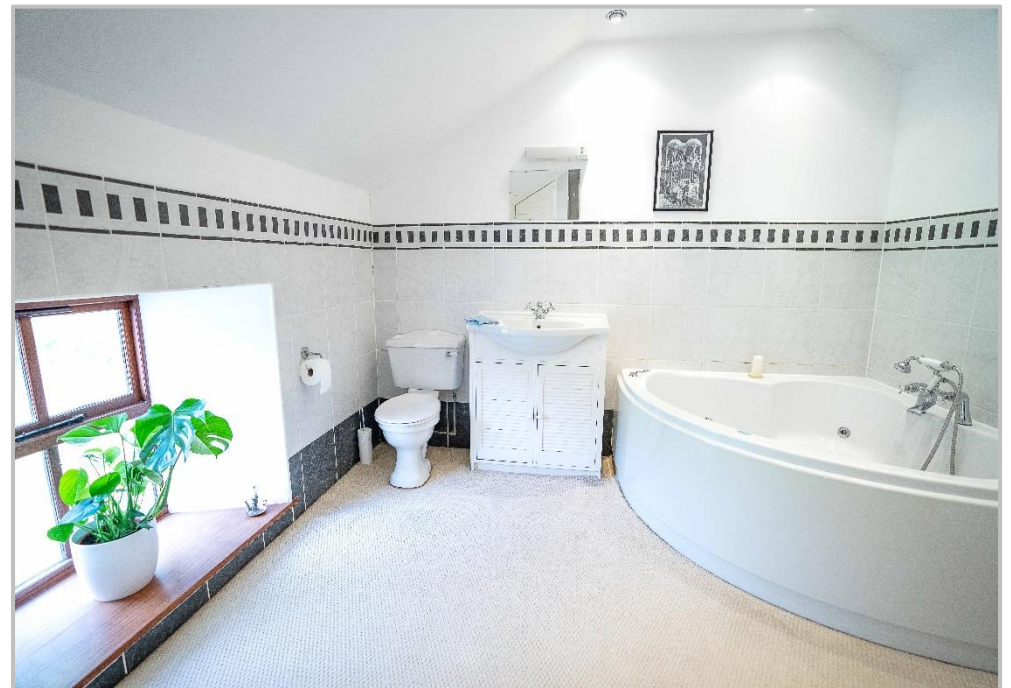
VIEWING

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

POSSESSION

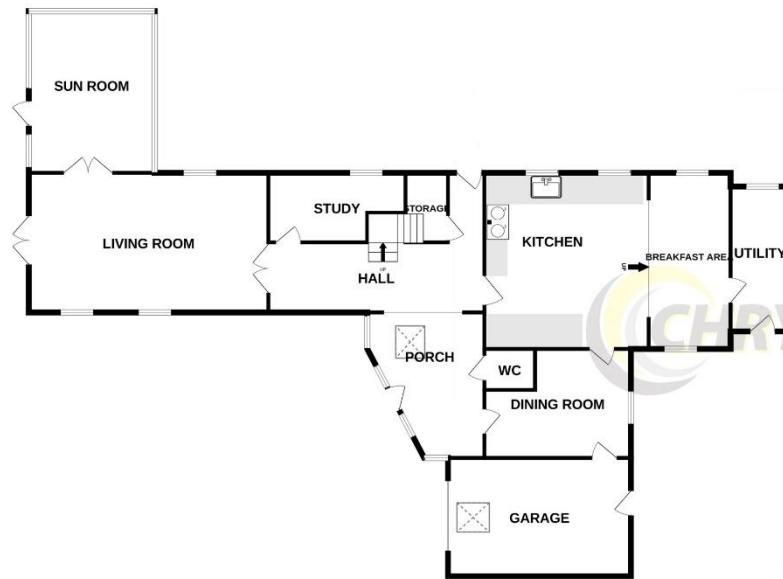
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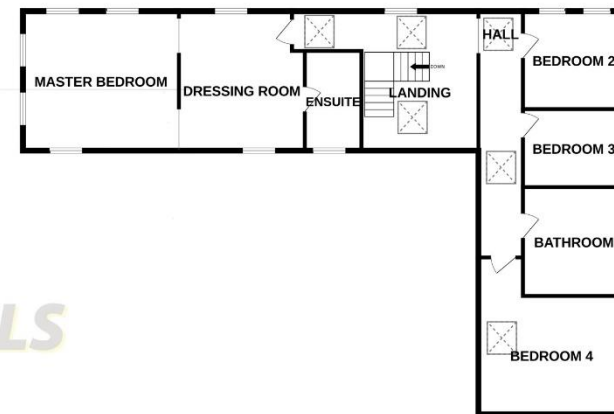




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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