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Ballavaish, Staarvey Road, Peel, IM5 2AJ  
**Asking Price £1,750,000**



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A perfect slice of the Isle of Man, located in the West with glorious views Southward over rolling hills. Ballavaish is a handsome, substantial, modern house extending to approximately 7,000 sq. ft surrounded by 40 acres of land together with accompanying 4 bay agricultural barn. The well-proportioned accommodation is set over 3 floors and extends to 5 bedrooms, 4 bathrooms (2 en-suite), 3 reception rooms (including a stunning circular sun room), Kitchen, Utility and double garage with office over. Oil Fired Central Heating and UPVC double glazed throughout. No onward chain. We look forward to welcoming you for a viewing.



## LOCATION

From Glen Helen follow the TT course to the Cronk Y Voddy Crossroads and turn left. Proceed forward and turn left onto the Staarvey Road. The entrance to the property is on your left, after approx ½ mile and clearly identified by our For Sale Board.

## HALL

10' 4" x 29' 6" (3.14m x 9m)

## LOUNGE

18' 6" x 29' 6" (5.65m x 9m)

## SUN LOUNGE

Spacious circular room.

## DINING ROOM

13' 0" x 18' 7" (3.95m x 5.67m)

## KITCHEN

18' 4" x 16' 2" (5.6m x 4.93m)

Fully fitted kitchen and appliances.

## UTILITY ROOM

9' 6" x 25' 11" (2.9m x 7.9m) max

## SEPARATE WC

## INTEGRAL DOUBLE GARAGE

21' 6" x 24' 3" (6.55m x 7.4m)

Electric operated double width door.

## OFFICE

## FIRST FLOOR: LANDING

### BEDROOM 1

18' 7" x 19' 0" (5.66m x 5.8m)

### ENSUITE

### BEDROOM 2

18' 7" x 19' 0" (5.66m x 5.8m)

### BEDROOM 3

9' 10" x 14' 9" (3m x 4.5m)

### ENSUITE

### BATHROOM

## SECOND FLOOR

### BEDROOM 4

18' 4" x 19' 8" (5.6m x 6m)

### BATHROOM

### BEDROOM 5

19' 8" x 19' 8" (6m x 6m)

## OUTSIDE

40 acres of land together with accompanying 4 bay agricultural barn. Steel portal frame with recent recladding 18.5m x 15m.

## SERVICES

All mains connected. Private drainage.

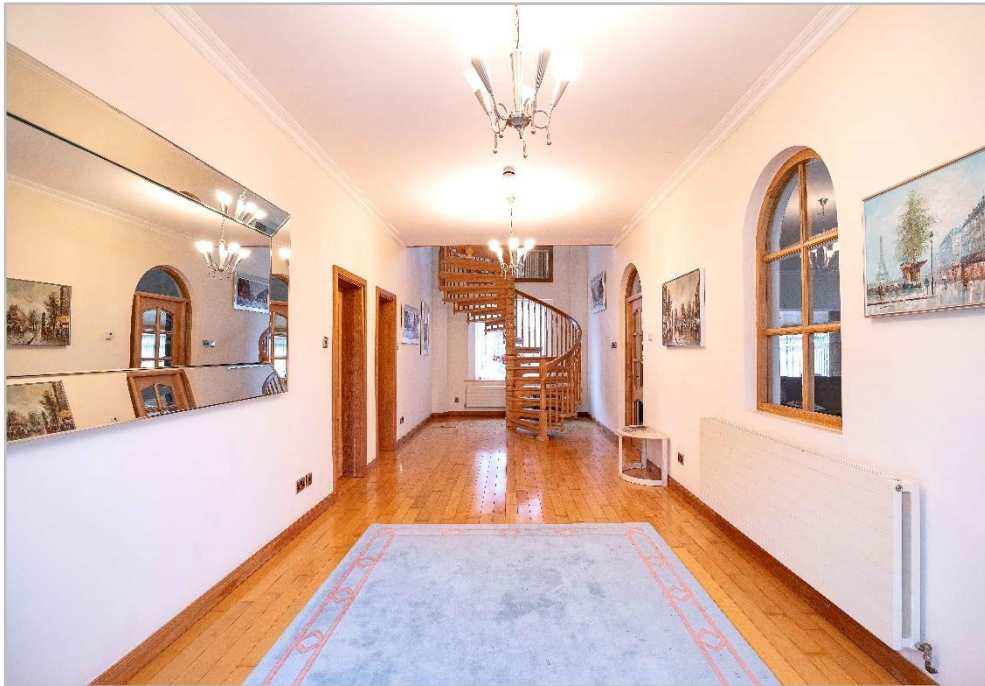
## VIEWING

Viewing is strictly by appointment through CHRYSTALS. 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.















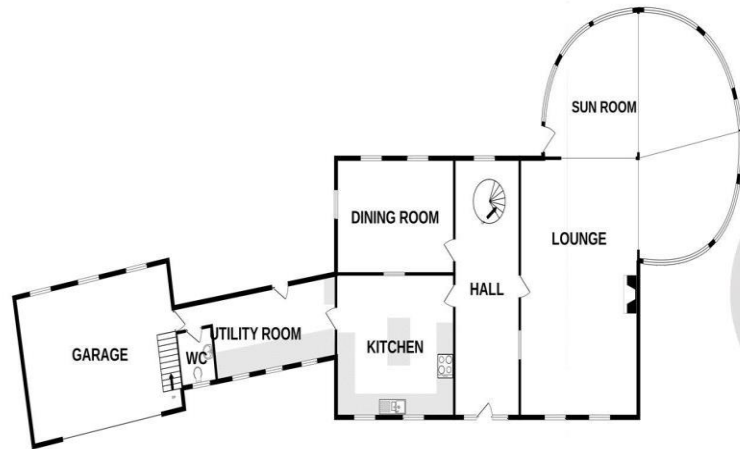




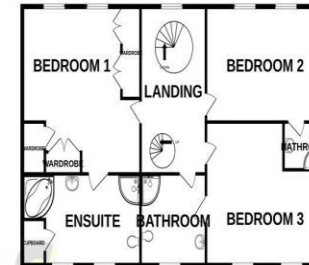




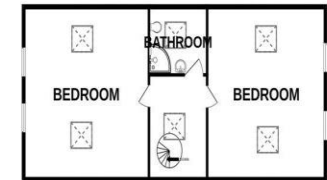
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Since 1854



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