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Cly Ny Mona, Ballamodha, Ballasalla, IM9 3EL
Asking Price £1,950,000

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A substantial and extremely private country home, set in 17.5 south facing acres, together with adjacent guest cottage "Aalid Dooie Farmhouse". Cly Ny Mona enjoys extensive countryside and distant sea views. Large lawned gardens and ample patio and parking spaces adorn the outside. The substantial accommodation provides 5 double bedrooms, 3 spacious reception rooms, 3 bathrooms (2 ensuite), kitchen/diner and separate utility. Aalid Dooie boasts 3 further bedrooms. All conveniently located within a 10 minute drive from the airport and public schools, King Williams College and The Buchan. Please contact our Douglas office for a viewing of this superb country home. There is planning permission in place (expiring December 2025) for the demolition of the existing dwelling and the replacement of a handsome, oak framed 10,700sq/ft detached dwelling, a detached garage with living space above and pool house. The planning reference number is 21/00873/B.



LOCATION

Travelling from the Cross Four Ways in Ballasalla head North on the Ballamodha straight and the property can be located on the right hand side a short distance after the junction with Phildraw Road.

ENTRANCE

8' 10" x 7' 0" (2.69m x 2.13m)

HALLWAY

LIVING ROOM

20' 5" x 24' 10" (6.22m x 7.56m)

KITCHEN

15' 4" x 14' 2" (4.67m x 4.31m)

INNER HALL

Door leading to separate staircase leading to first floor.

CLOAKROOM

UTILITY ROOM

18' 2" x 18' 0" (5.53m x 5.48m)

BEDROOM

22' 0" x 13' 9" (6.70m x 4.19m)

Bay window.

FIRST FLOOR: LANDING

BEDROOM

16' 1" x 11' 1" (4.90m x 3.38m)

ENSUITE

MASTER BEDROOM

23' 0" x 11' 1" (7.01m x 3.38m)

ENSUITE DRESSING ROOM

11' 0" x 15' 7" (3.35m x 4.75m)

JACK AND JILL BATHROOM

10' 11" x 11' 7" (3.32m x 3.53m)

INNER HALLWAY

BATHROOM

7' 11" x 12' 2" (2.41m x 3.71m)

BEDROOM

19' 4" x 9' 2" (5.89m x 2.79m)

BEDROOM

11' 4" x 15' 9" (3.45m x 4.80m)

BATHROOM

8' 10" x 8' 10" (2.69m x 2.69m)

Off inner hall with accessed from both Dressing Room and Family Room.

FAMILY ROOM

19' 9" x 14' 6" (6.02m x 4.42m)

Accessed from separate staircase on ground floor.

OUTSIDE

The property is approached via a private, gated entrance and upper sweeping concrete drive. There is ample parking for numerous cars and a detached double garage. The property totals 17.5 acres with paddocks lead to pasture and mature trees surrounding.

SERVICES

Mains water and electricity, Private drainage. Oil fired central heating.

VIEWING

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

POSSESSION

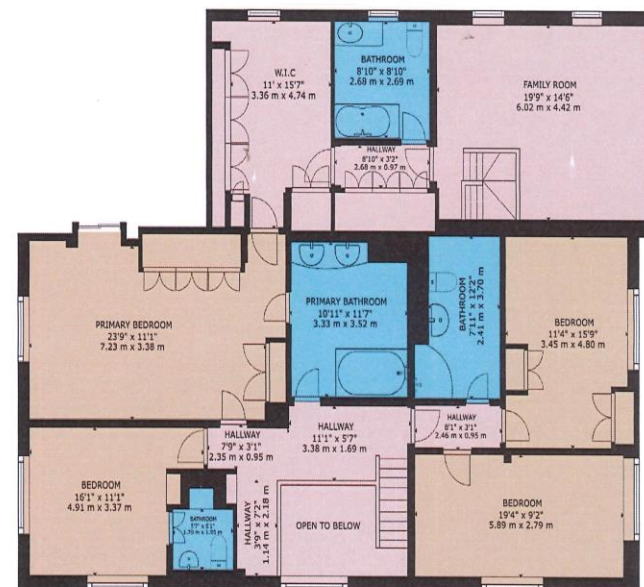
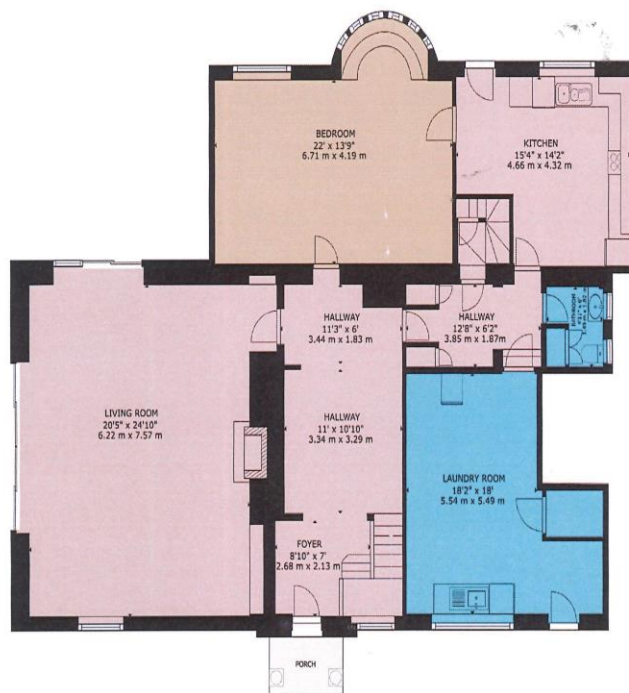
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PLANNING PERMISSION

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GROSS INTERNAL AREA
FLOOR 1: 1977 sq ft, 183.66 m², FLOOR 2: 2062 sq ft, 191.56 m²
EXCLUDED AREAS; PORCH: 30 sq ft, 2.82 m²
TOTAL: 4039 sq ft, 375.22 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Since 1854

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