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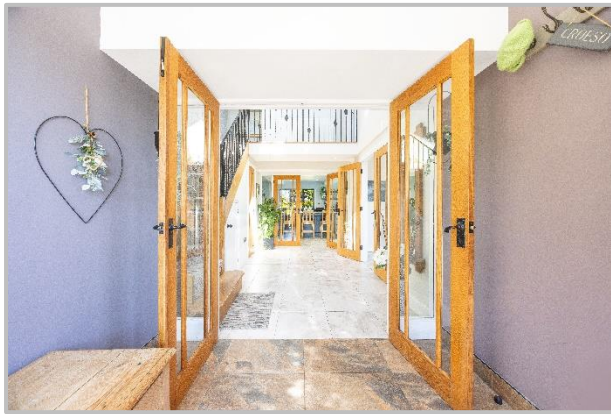
Ballamoar Farmhouse, Ballagill Road, Foxdale, IM4 3BH
Asking Price £1,350,000

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A wonderful country home that has been comprehensively renovated and extended by the present owners to provide stunning, contemporary accommodation. Thoughtfully designed to take best advantage of the superb views in all directions, the property is nestled in 13.5 acres and sits privately at the head of a no through road in a picturesque yet convenient rural location.

Extending to 4 bedrooms (3 ensuite including a generous master suite), welcoming dining kitchen, 2 further reception rooms, study, library and utility. An adjacent former farm building could be a perfect footprint for a large garage, stables or further leisure accommodation, subject to necessary consents. An early viewing of this quintessential slice of the Isle of Man is strongly recommended.



LOCATION

From St Johns crossroads travel south towards Lower Foxdale. Turn right signposted Ballanass and follow this road until you reach the junction with Slieau Whallian Road and turn left. The property is located at the end of this road.

PORCH

Tiled floor. Double glazed doors opening to

ENTRANCE HALL

Tiled floor. Stairs to first floor with understairs storage. Cloaks room with WC and wash hand basin. Double glazed doors leading to Snug and Dining Kitchen. Double height. Velux roof lights.

SNUG

13' 4" x 11' 8" (4.06m x 3.55m)

Dual aspect. Tiled floor. LED downlights. 2 windows to the front aspect. Large picture window to side aspect. Built-in cupboards, drawers and shelving to one wall. Space for wall mounted television.

DINING KITCHEN

29' 9" x 15' 2" (9.06m x 4.62m)

Range of painted wooden base units with drawers and cupboards. Marble effect worktops with upstands. Inset Belfast sink. Aga with extractor hood over. Island unit with cupboards below and seating for three chairs. Built-in full height units with space for separate large fridge and freezer. Tiled floor. LED downlights. Window to side aspect. Large picture window to side aspect. Full height windows to front and double glazed doors to outside. Large space for dining table. Steps up to

LIBRARY

12' 9" x 9' 7" (3.88m x 2.92m)

Wooden floor. Bespoke shelving. View to galleried landing. Double doors to

LIVING ROOM

24' 1" x 12' 6" (7.34m x 3.81m)

Three windows to front and 1 to side aspect. Chimney breast with inset log burner. Wooden floor. LED downlights. Wall mounted television.

STUDY

9' 10" x 8' 11" (2.99m x 2.72m)

Wooden floor. Window to side aspect. LED downlights,

BOILER ROOM

8' 9" x 3' 10" (2.66m x 1.17m)

UTILITY ROOM

18' 4" x 6' 5" (5.58m x 1.95m)

Base units with laminate worktop. Plumbed for washing machine and tumble dryer. Composite sink. Window overlooking garden. Tiled floor.

FIRST FLOOR: LANDING

BEDROOM 4

24' 1" x 12' 6" (7.34m x 3.81m)

Three windows to front aspect. Three velux roof lights. Wood effect flooring. Chimney breast.

BEDROOM 2

14' 4" x 9' 10" (4.37m x 2.99m)

Carpeted floor. Window to rear aspect. Radiator.

ENSUITE SHOWER ROOM

Shower cubicle, WC and wall mounted sink with cupboard below. Mirror. Part tiled walls. Tiled floor. Window to rear aspect. Designer spiral chrome radiator. Velux roof light. LED downlights.

MASTER BEDROOM

14' 4" x 13' 4" (4.37m x 4.06m)

Wooden floor. 2 modern vertical radiators. Gable window and large picture window with beautiful countryside views.

DRESSING ROOM

14' 4" x 6' 4" (4.37m x 1.93m)

Wooden effect floor. Built in wardrobes and shelving with dressing table and mirror. Radiator.

ENSUITE BATHROOM

11' 2" x 10' 0" (3.40m x 3.05m)

Walk-in shower with raindrop head and shower attachment. Panelled bath with side mixer tap and hand held attachment. Wall mounted double sink unit with cupboards below. Illuminated mirror and medicine cabinet. Chrome heated towel rail. Tiled floor and half tiled walls. Designer Chrome spiral radiator. WC. LED downlights. Window to rear.

BEDROOM 3

13' 4" x 12' 6" (4.06m x 3.81m)

Carpeted floor. Windows to side and front aspects. Radiator.

ENSUITE SHOWER ROOM

Shower, wash hand basin and WC. Part tiled walls. Tiled floor. Shaver point and mirror.

OUTSIDE

Approached via a tarmac driveway leading to the front of the property with space for multiple vehicles. Well tended gardens surround the house with mature plants and trees offering privacy and screening whilst still offering views over the sweeping landscape. The property sits in approx. 13.5 acres.

Garden Store 28'3 x 18'10

Store 39'2 x 28'3

SERVICES

Mains water and electricity. Private drainage. Oil Heating.

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.

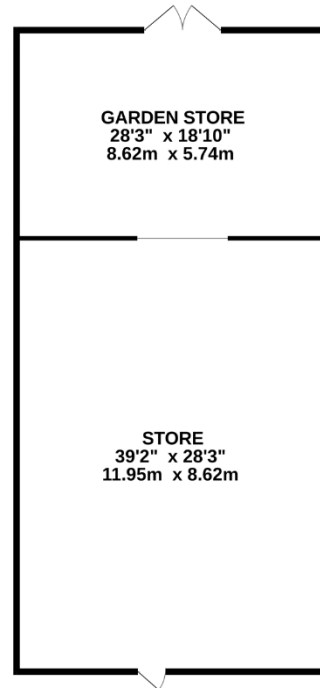
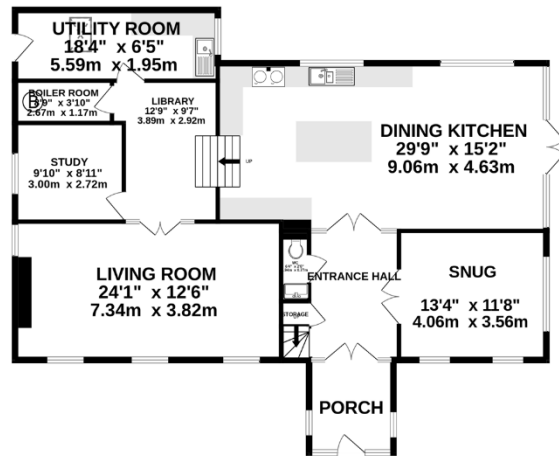




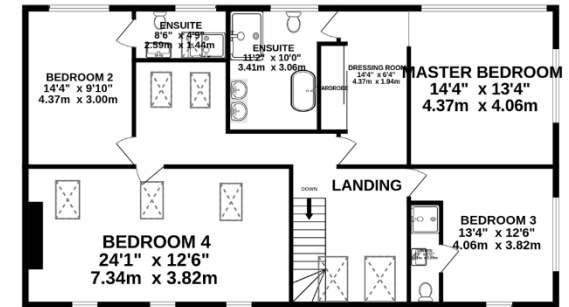




GROUND FLOOR
3074 sq.ft. (285.6 sq.m.) approx.



1ST FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



TOTAL FLOOR AREA : 4357 sq.ft. (404.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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