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Ballaglass Farmhouse, Maughold, IM7 1ES
Asking Price £950,000

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Approx 4000sqft three storey stone built house set in approx. 3.5 acres including 2.2 acre field. Accommodation: 2 reception rooms (one with open fire and one with multi fuel stove), open plan kitchen/diner, pantry. 7 bedrooms – one ensuite bathroom plus dressing room. Bathroom, shower room and WC. Utility room, boot room, cloakroom. Substantial wood store with potential for conversion subject to planning. Coal shed. Stable. Double garage. Panoramic views across Maughold and to North Barrule. Oil central heating. Septic tank.



LOCATION

From Ramsey take the A2 coast road towards Laxey. Continue for approx. 3.5 miles and the entrance driveway is located on the left hand side. Follow down the lane and the private driveway is located on the left hand side.

ENTRANCE HALLWAY

16' 5" x 6' 4" (5.00m x 1.93m)

LIVING ROOM

17' 1" x 18' 8" (5.2m x 5.7m)

FAMILY ROOM

17' 1" x 17' 5" (5.2m x 5.3m)

INNER HALL

7' 3" x 18' 1" (2.2m x 5.5m)

CLOAKROOM

8' 2" x 10' 10" (2.5m x 3.3m)

WC

6' 11" x 8' 10" (2.1m x 2.7m)

KITCHEN/DINER

13' 1" x 29' 6" (4m x 9m)

PANTRY

8' 6" x 24' 11" (2.6m x 7.6m)

UTILITY

12' 6" x 10' 10" (3.8m x 3.3m)

BOOT ROOM

11' 6" x 9' 6" (3.5m x 2.9m)

FIRST FLOOR

BEDROOM

14' 1" x 13' 1" (4.3m x 4m)

BEDROOM

14' 1" x 14' 5" (4.3m x 4.4m)

FAMILY BATHROOM

8' 10" x 9' 6" (2.7m x 2.9m)

WALK IN CLOSET

6' 11" x 8' 6" (2.1m x 2.6m)

BEDROOM

14' 1" x 12' 10" (4.3m x 3.9m)

JACK AND JILL BATHROOM

10' 6" x 7' 10" (3.2m x 2.4m)

MASTER BEDROOM

14' 1" x 14' 1" (4.3m x 4.3m)

DRESSING ROOM

6' 3" x 12' 6" (1.9m x 3.8m)

SECOND FLOOR

BEDROOM

15' 5" x 13' 1" (4.7m x 4m)

SHOWER ROOM

13' 9" x 16' 1" (4.2m x 4.9m)

STORAGE

15' 9" x 4' 11" (4.8m x 1.5m)

STORAGE

4' 7" x 7' 3" (1.4m x 2.2m)

BEDROOM

14' 1" x 13' 9" (4.3m x 4.2m)

BEDROOM

14' 1" x 13' 9" (4.3m x 4.2m)

OUTSIDE

The property is accessed via gated pillar entrance with trees, mature shrubs lining its path to the front entrance. There is extensive parking for a large number of vehicles. To the front and side is a large lawn which has a tree boundary and stunning countryside views. There is a flag stone patio area, path leading to rear access gate. Substantial wood store with potential for conversion subject to planning. Coal shed. Stable. Double garage. Panoramic views across Maughold and to North Barrule. Oil tank. It is set in approx. 3.5 acres including a 2.2 acre field.

SERVICES

All mains connected. Oil central heating. Private drainage.

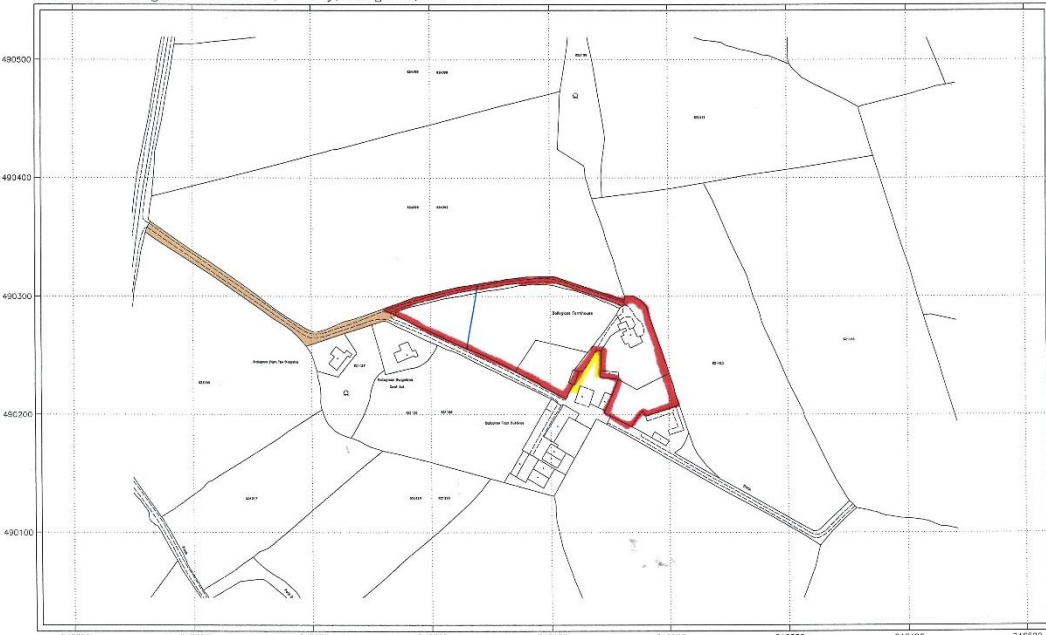
VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

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.

Please note under the Estate agents Act we are obliged to disclose that this property is being marketed on behalf of an employee of Chrystals Estate Agents.

Title No.: 62-01633 Edition No.: 1		Isle of Man Land Registry		Tenure: Freehold		Plot Scale: 1:2500	
Parish: Maughold		FILED PLAN				Survey Scale: 1:2500	
Address: Ballaglass Farmhouse, Corony, Maughold, IM7 1ES							
						Note Map accuracy is dependent upon the scale at which the land was surveyed. For more information and a guide to the map symbols used please refer to information sheets available from the Land Registry. Issued on: 28-Feb-2016 11:28:18 for Application no: 201703334 0 Supplementary Plan exists for this Title For Registry Use Only App No: Date: Time:	
Signatures(s):		Box 1		Signatures(s):		Box 2	
Witness(es):		Date:		Witness(es):		Date:	

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Since 1854

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