



Kerrowglass Ballachurry Road, Greeba, Isle Of Man, IM4 3LE
Asking Price £850,000



- **Executive Double-Fronted Home Offering Over 3,200 Sq Ft Accommodation**
- **Landscaped Gardens, Sunken Patio, And Private Meadow With Gate Access**
- **Spacious Lounge With Garden Access And Feature 25 Ft Living Space**
- **Detached 800 Sq Ft Garage With Room For Four Plus Vehicles**
- **Dual-Aspect Master Suite With En Suite And Countryside Views**
- **Ideal Location Near Marown School, Douglas, Peel, And Airport Access**



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DeanWood is delighted to present Kerrowglass, a beautifully extended, double-fronted executive home on Ballachurry Road, Greeba, offering approximately 3,250 sq ft of spacious accommodation. A fully glazed Entrance Porch opens into a generous Entrance Hall stretching front to rear, with access to a Snug, formal Dining Room, and staircase to the upper floors.

The impressive 25 ft Lounge enjoys double doors to the garden, while the ground floor also includes a Cloakroom with external access, W.C., and large Utility Room with fitted units and plumbing for laundry appliances. The Kitchen Diner is well-equipped with modern units, laminate-effect worktops, and access to the rear patio.

On the first floor, a half landing leads to the dual-aspect Living Room with French doors opening to a private terrace offering stunning views over the surrounding hills and private meadow. The dual-aspect Master Bedroom features countryside views and a spacious En Suite with bath, corner shower, basin, and W.C. Bedroom 2 is a good-sized double, while a modern Family Shower Room with walk-in shower is also accessed from the half landing. T

he main landing provides access to Bedrooms 3 and 4, located in the cottage-style wing overlooking the front fields. A staircase leads to the Attic, currently used as a Craft Room and Storage Room, featuring Velux windows throughout.

Externally, a private tarmac driveway with brick-pillared entrance accommodates 7+ vehicles and leads to a detached 800 sq ft Garage with two up-and-over doors and a central pedestrian entrance.

The landscaped grounds approach an acre and include a sunken rear patio, mature gardens, and a private meadow with separate access from Ballachurry Road. The meadow borders the TT course, offering ideal race viewing.

Exceptionally maintained and well located for Marown School, Douglas, Peel, King William's College, and Ronaldsway Airport—Kerrowglass must be viewed to fully appreciate its scale, grounds, and setting.

















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