



ASKING PRICE

£1,400,000



## THE DETAILS



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Ballacoyne

Douglas Road, Kirk Michael

£1,400,000

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# Ballacoyne, Douglas Road, Kirk Michael





























## THE DESCRIPTION

- Secluded property hidden from public roads, offering unmatched exclusivity.
- 12.8 acres of mature gardens, woodlands, paddock grazing, and hill land with personal tholtan.
- Grand galleried entrance hall with seamlessly branching rooms.
- Luxurious sitting room with log-burning stove, flowing into a panoramic dining and seating area.
- Timeless country style equipped with an alpha range, complemented by a practical boot room.
- Spacious games room with wine store, a serene study, and an all-season garden room.
- Four luxurious bedrooms, three with ensembles, plus a family shower room.
- Stone-clad double garage, greenhouse, summer house, and a naturally-fed pond and stream.
- Planning consent secured for solar bank installation, promising a green and energy-efficient lifestyle.
- Immaculate condition throughout

## THE PROPERTY

Nestled in the tranquil outskirts of the picturesque village of Kirk Michael, lies Ballacoyne – a hidden haven. Completely secluded and out of sight from public roads and neighbouring property, this property guarantees an unmatched sense of exclusivity, perfect for those seeking a life of privacy. Set within a 12.8-acre canvas, Ballacoyne is adorned with breath-taking mature gardens, picturesque paddock grazing, enchanting woodlands, and unique hill land. The allure of a personal tholtan accentuates its charm, making nature's perfection just a step away.

As you enter you are greeted by a grand galleried entrance hall from which rooms branch off effortlessly. The home boasts a resplendent sitting room complete with a comforting log-burning stove and flows seamlessly into another seating and dining area. Here, you're treated to awe-inspiring panoramas of gardens that stretch endlessly to meet the hills.

For culinary enthusiasts, the timeless country-style kitchen, equipped with an alpha range, is sure to delight. An adjacent practical boot room awaits those passionate about countryside adventures. Entertainment is taken care of with a spacious games room with snooker table, accentuated by a wine store, ensuring every gathering is an event to remember. And when the evening calls for tranquility, a serene study and an all-season garden room provide the perfect retreat.



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Upstairs, a magnificent galleried landing paves the way to four luxurious bedrooms, with three boasting their own ensembles. A family shower room adds to the convenience.

Outside, the stone-clad double garage, equipped with a 3-phase power supply, meets every automotive and storage need. A slice of the good life is catered for by the generous greenhouse, quaint summer house, and a fenced area replete with a chicken coop. The property's beauty is further enhanced by a naturally-fed pond and stream. Future owners will appreciate the forward-thinking approach taken here; planning consent for a solar bank installation in one of the adjoining fields and air-source heat pumps included

Inclusions – Fitted floor coverings, Light fittings, Curtains/blinds, Fixtures and fittings. Snooker table, Summer house and Greenhouse.

Appliances – Integrated appliances. Heating – Oil (Alpha Range) pressurised Megaflow hot water cylinders located in attic storage. Tenure – Freehold. Services – Private Drainage / Septic Tank. Mains electricity and water.

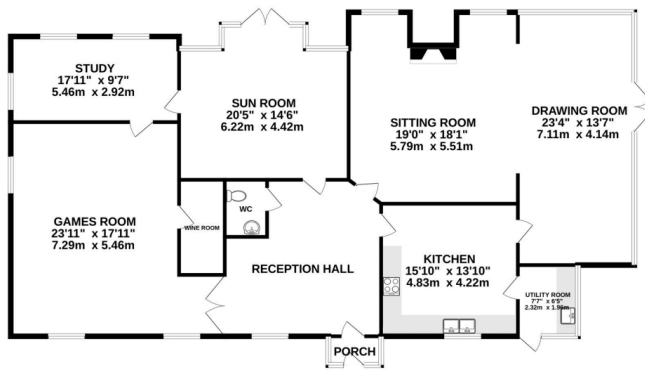
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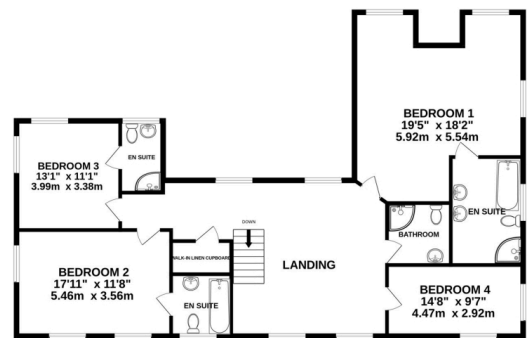


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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