



ASKING PRICE

£799,950

THE DETAILS



5



3



2



**Uplands, Hill Park
Ballakillowey, Colby
£799,950**

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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

Uplands, Hill Park, Ballakillowey, Colby



PROPERTY DETAILS FOR
Uplands, Hill Park, Ballakillowey, Colby















PROPERTY DETAILS FOR

Uplands, Hill Park, Ballakillowey, Colby

THE DESCRIPTION

- Executive family home in an elevated position with 180 degree panoramic views
- 2 Reception Rooms, Kitchen, Utility Room and downstairs WC
- Master bedroom with en-suite, 4 further bedrooms and 2 further family bathrooms
- The property is arranged over two floors across 3,200 sq. ft
- Integral single garage, detached double garage and mature landscaped gardens
- uPVC double glazed, oil fired central heating
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Uplands to the market, a substantial family home situated in an elevated position in the Ballakillowey estate offering stunning panoramic views from Langness across Port St Mary, Port Erin and round to Rowany Golf Course. Upon entering this imposing home, you have a private driveway which leads down to a hardstanding parking area with access to a detached double garage and an additional integral single garage. From the driveway you have a door into the properties entrance lobby, there is an opening through into a large 22ft reception hall with built in storage and stairs leading up to the first floor and external door leading out to the properties front lawns. Off the reception hall a set of double doors lead into a large sitting room with picture window offering stunning views across Port Erin, feature fireplace to one wall. From the living room there is an additional set of double doors that take you through to a formal dining room which has dual aspect windows and French patio doors leading out to a private walled patio garden. From the dining room you get access into the kitchen, which is situated at the rear of the property and also has access back into the entrance. Off the kitchen is a cloaks storage space which leads through to the downstairs WC and into the utility which houses the oil fired central heating boiler. On the opposite side of the entrance hall on the ground floor, to the far end, you have the master bedroom which is a dual aspect large double bedroom with built in wardrobes and a modern en-suite bathroom. Also, off the reception hall you have bedroom 5/home office if preferred with views out towards Port Erin. There is a family bathroom, built in airing cupboard and additional storage in the reception hall.

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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



PROPERTY DETAILS FOR

Uplands, Hill Park, Ballakillowey, Colby

Taking the wooden steps up to the first floor you have a spacious 25ft landing area with dual aspect windows, with stunning views across the landing. Off the landing area bedrooms 2, 3 & 4 can be located, both 2 & 3 are large dual aspect double bedrooms with stunning views, bedroom 4 is a good size single bedroom. An additional family bathroom can be found off the landing which has been done to a modern standard with bath, shower cubicle, wash hand basin and WC.

Externally, the current vendors have maintained the grounds of this property to an immaculate standard, there are three separate lawned areas, mature shrub borders to all sides of the property, sunken patio which can be accessed directly of the dining room.

Uplands is situated to the end of a cul-de-sac in a very private position with spectacular views and spacious accommodation, which needs to be viewed to be appreciated. Offered for sale with no onward chain.

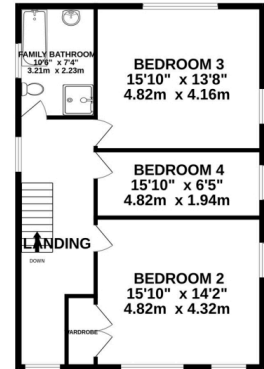
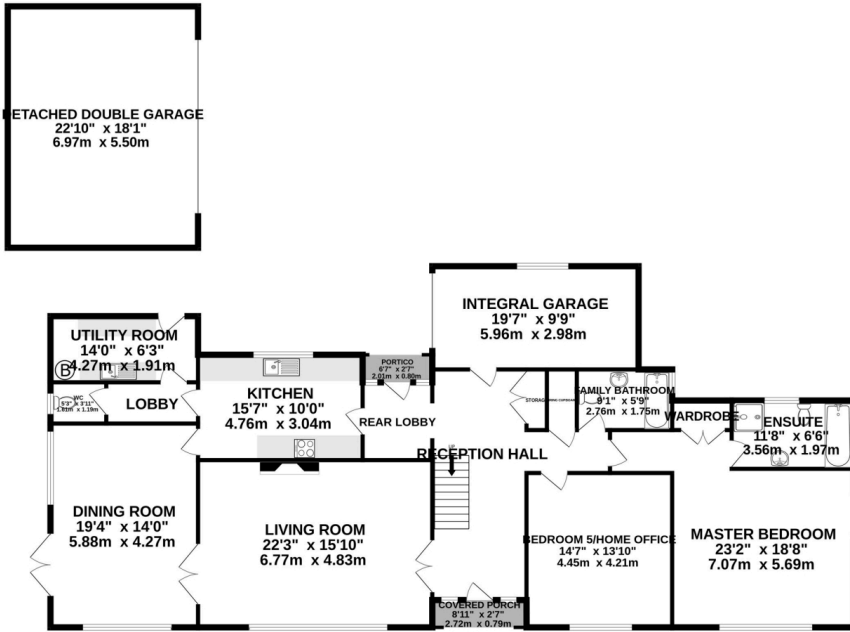
e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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

FLOORPLAN

GROUND FLOOR
2469 sq.ft. (229.4 sq.m.) approx.

1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 3261 sq.ft. (302.9 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.
Made with Metropix ©2024



PROPERTY DETAILS FOR

Uplands, Hill Park, Ballakillowey, Colby

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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