



ASKING PRICE

£860,000



THE DETAILS



4



2



2



Ballacreebbin Cottage

Jurby Road, Andreas

£860,000

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

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











Ballacreebbin Cottage, Jurby Road, Andreas





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THE DESCRIPTION

- Imposing, detached, modern home situated within 2.5 acres of private grounds
- Accessed via a private driveway with a detached double Garage, additional double Garage Workshop with Home Office
- 4 Bedrooms, 2 Bathrooms, 2 Reception Rooms
- Modern Kitchen Diner, downstairs WC, Utility Room and Boot Room
- Spectacular panoramic views towards Snaefell and distant hills
- 2.5 acre meadow with newly planted orchard and wooded area
- Gated entrance with tarmac driveway and off street parking for several vehicles
- Oil fired central heating and private drainage

THE PROPERTY

Black Grace Cowley are delighted to offer Ballacreebbin Cottage to the market. A modern double fronted detached home situated within 2.5 acres and spectacular panoramic rural views with south west facing grounds. Ballacreebbin Cottage is sat in an imposing position with a stunning backdrop. The house itself has a spacious Entrance Hall with built in storage, turning staircase leading up to the 1st floor galleried landing. Off the entrance hall, is a door into a large Lounge stretching front to back with an opening through to a stunning Sun Room with full height uPVC double glazed window taking in the spectacular grounds and views in the distance. Also off the entrance hall is a door into a country style yet modern Kitchen Diner with ample dining space to one end, and then a range of fitted wall and base units with illuminated display cabinets, integrated appliances to include a Quooker tap. Large double glazed window looking over the property's gardens and again onto the stunning views to the rear. From the Kitchen Diner, is a door into the Utility Room, which houses the washing machine and tumble dryer. Built in storage and access to the downstairs WC. Off the utility room is a door into the rear Boot Room, which then gives access out onto the property's large patio area and beyond to the orchard and 2.5 acre grounds.

Taking the stairs up to the first floor are four excellent sized double Bedrooms. The Master Bedroom has a range of fitted wardrobes to one wall, a modern En Suite Shower Room, and stunning views, towards Snaefell. Bedroom 2, also a large double bedroom with spectacular views. Bedrooms 3 and 4 situated to the front of the property, are both double bedrooms. In addition to this, you have a modern Family Bathroom suite with contemporary fittings to include paneled bath, wash hand basin and WC.



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In addition to the main residence itself, there's a Detached Double Garage with two sets of roller doors, ideal for garden storage or to accommodate two large vehicles. In addition to the double garage, there is a secondary outbuilding, which would also accommodate two vehicles. It's currently set up as a Garage with large Workshop area with an up and over door to the front, power and lighting an additional door to the workshop space. From the double garage, is a set of timber stairs leading up to the 1st floor where you will find a large spacious and very bright Home Office with Velux window and porthole window offering plenty of natural light.

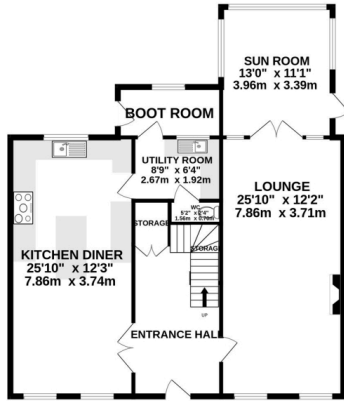
The property can be accessed from the Jurby Road, via an attractive private entrance leading through to a tarmac driveway. Off the driveway is a farm gate allowing access to the 2.5 acres of land and the property benefits from the privacy of the small private wooded area. Towards the end of the driveway is a private gate that leads into the residential section of the property where there is a large tarmac driveway for several vehicles, lawn front gardens and a footpath leading up to the property's entrance. In addition to the front garden, there are recently, block paved pathways down each side of the property that link nicely round to the private patio space to the rear. From the private patio area you have steps down to a meadow that stretches beyond 2 acres with a recently planted private orchard to one corner. The rest of the grounds are lawned with mature hedge and stock proof fence borders with complete and utter privacy and seclusion. All of the grounds take in the spectacular backdrop of Snaefell, Sky Hill and surrounding hillsides. Ballacreebbin Cottage offers a truly unique opportunity to purchase what is a stunning sized family home with outbuildings, generous yet manageable grounds within a private location offering spectacular views.

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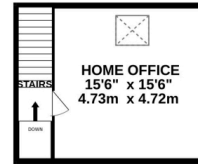
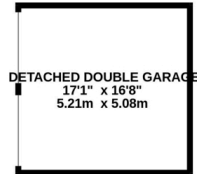
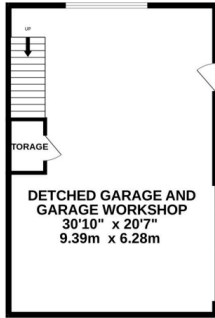
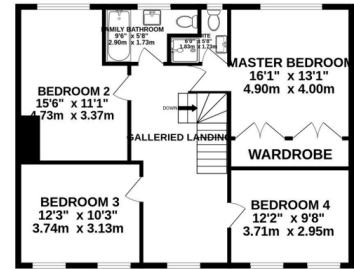
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FLOORPLAN

GROUND FLOOR
1967 sq.ft. (182.8 sq.m.) approx.



1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 3111 sq.ft. (289.0 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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