



ASKING PRICE

£1,750,000



THE DETAILS



5



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Ballavaish Farm
Staarvey Road, Peel
£1,750,000

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

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

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THE DESCRIPTION

- Modern house extending to approx. 7,000 sq.ft
- Situated on the outskirts of Peel with stunning panoramic rural views
- 3 Reception Rooms, Kitchen, Utility Room
- 5 Bedrooms, 4 Bathrooms (2 En-suite)
- Double Garage with Office above
- 40 acres of land, 4 bay agricultural barn
- Oil Fired Central Heating, uPVC double glazed throughout
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Ballavaish to the market. A substantial detached house offers approx. 7,000 sq.ft of spacious living accommodation over three floors.

The property is approached via a private driveway which leads to a large block paved driveway. Upon entering the property there is a spacious entrance hall with a spiral staircase leading up to the first floor. Off the entrance hall to the right is a generous dual aspect lounge stretching 29ft with a feature fireplace with stone cladding and an opening leading through to the round sunroom. The sunroom enjoys stunning views over the garden and surrounding countryside. The kitchen is situated to the front of the property and fitted with a range of wood effect base, wall and drawer units with contrasting worktops, matching island and integrated appliances. The utility room is accessed off the kitchen and fitted with matching units, space and plumbing for a washing machine and tumble dryer, back door providing access to the rear, cloakroom WC and a door into the double garage with stairs leading up to an office with four Velux windows. The dining room is situated at the rear of the house, accessed off the entrance hall, and is a lovely dual aspect room.

On the first floor there is a spacious landing with a spiral staircase leading up to the second floor. The master bedroom is situated to the rear with built in wardrobes and a large ensuite bathroom. Bedroom 2 is a generous double with an ensuite shower room. Bedroom 3 is a good-sized double bedroom, and lastly off the landing is a family shower room.

On the second floor there is a light and airy landing with a Velux window and provides access into Bedroom 4 and 5, both of which are good sized bedrooms and the shower room.



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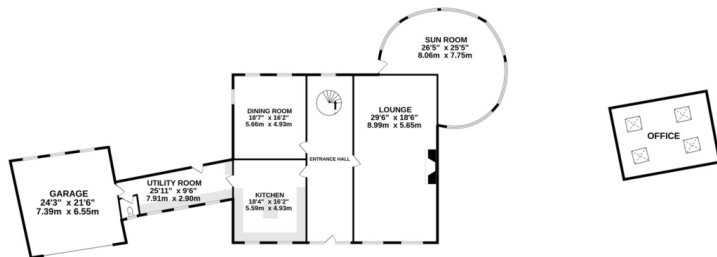
Externally, Ballavaish occupies a lovely elevated plot on the west coast, featuring 40 acres of land with a steel framed four bay agricultural barn with recent cladding (18.5m x 15m).

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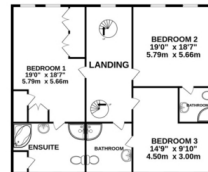
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FLOORPLAN

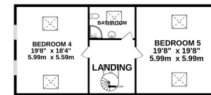
GROUND FLOOR



1ST FLOOR



2ND 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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