



Ashbourne House Ballacraive, St Johns, Isle of Man, IM4 3NF
Asking Price £1,100,000



- **Superb Detached Character Home In Over Two Acres Of Landscaped Grounds**
- **Spacious Living With Three Reception Rooms, Study, And Breakfast Kitchen**
- **Extensive Renovation Including New Roof, Boiler, Windows and Decoration**
- **Large Indoor Swimming Pool And Extensive Multi-Vehicle Garaging**
- **Four/Five Bedrooms With Two En-Suites And Family Bathroom**
- **Approved Planning For 4,500 Sq Ft Luxury Split-Level Bungalow**



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Superb detached character residence set in over two acres with planning permission for a luxury bungalow.

This beautifully presented detached character home offers an exceptional blend of period charm and modern convenience, set in over two acres of landscaped gardens. Meticulously refurbished in recent years, the property is offered in excellent decorative order and boasts generous accommodation, modern fittings, and outstanding outdoor amenities.

The spacious layout includes three reception rooms, a study, and a well-appointed breakfast kitchen. There are four/five bedrooms, including two with en-suite facilities, along with a family bathroom. A standout feature is the large indoor swimming pool, ideal for year-round enjoyment.

Recent renovations include external rendering, internal and external redecoration, a new oil tank and boiler, newly installed sliding sash uPVC double glazing, and replacement garage doors and gates. The property benefits from comprehensive oil-fired central heating throughout.

The residence is approached via a sweeping tarmac driveway, leading to ample parking and extensive garaging, including a garage for six cars and another for two cars. Additional outbuildings include stores, a workshop, and a machinery shed.

To the rear lies a plot exceeding one acre, currently laid to lawn and home to a well-stocked kitchen garden. Full planning permission has been granted for the construction of a luxury 4,500 sq ft Scandinavian-style split-level bungalow, with plans available on request.

The grounds are bordered by mature trees and feature established shrub beds. Uniquely, the property offers dual access, including a rear drive leading to St Johns, providing rare alternative access during TT road closures.

Viewing is highly recommended to fully appreciate the quality, scale, and potential this exceptional property offers.













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