



Langdale Ballaleigh Road, Kirk Michael, Isle of Man, IM6 1HJ  
By Auction £1

- Acting on Instructions from the Coroner of Glenfaba & Michael
- Gated sweeping driveway leading to generous parking and integral double garage
- Beautifully positioned lifestyle property set within approximately one acre of mature grounds
- Auction on Site - 15/04/2026 at 12.30pm
- Spacious accommodation including four bedrooms and three well-appointed bathrooms
- Uninterrupted countryside views with hills behind and sea views to front
- Westerly front aspect enjoying spectacular Isle of Man sunsets
- Large living room, family room, dining room and modern kitchen space



**FOR SALE BY CORONER'S AUCTION**

Auction 15/04/2026 at 12.30pm

(Acting on Instructions from the Coroner of Glenfaba & Michael)

**OPEN HOUSE VIEWINGS**

Friday 13th March 12.30pm to 2.00pm

Wednesday 18th March 12.30pm to 2.00pm

Thursday 26th March 4.00pm to 5.00pm

Tuesday 31st March 12.30pm to 2.00pm

Friday 10th April 1.00pm to 2.00pm

The Purchaser shall immediately after the sale pay to the Coroner a deposit of thirty thousand pounds (£30,000.00) by Bankers draft Bank cheque or Advocates client account cheque (or, if agreed, with the Coroner and strictly at the discretion of the Coroner, by electronic bank transfer or personal cheque) in part payment of the purchase money and shall sign this agreement to complete the purchase according to these conditions. The Coroner will require sufficient and acceptable proof of identity (photographic evidence), residential address, source of funds and source of wealth. Upon failure of immediate compliance with this condition, the Property may be put up again for re-sale at a former bidding or otherwise.

Completion to be 28 days after the Auction 13th May or earlier by mutual agreement.

**ADVOCATE**

Andrew Bridson, Bridson Halsall,

Havelock Chambers, 16-18 Mount Havelock, Douglas IM1 1LD

Telephone: 614422









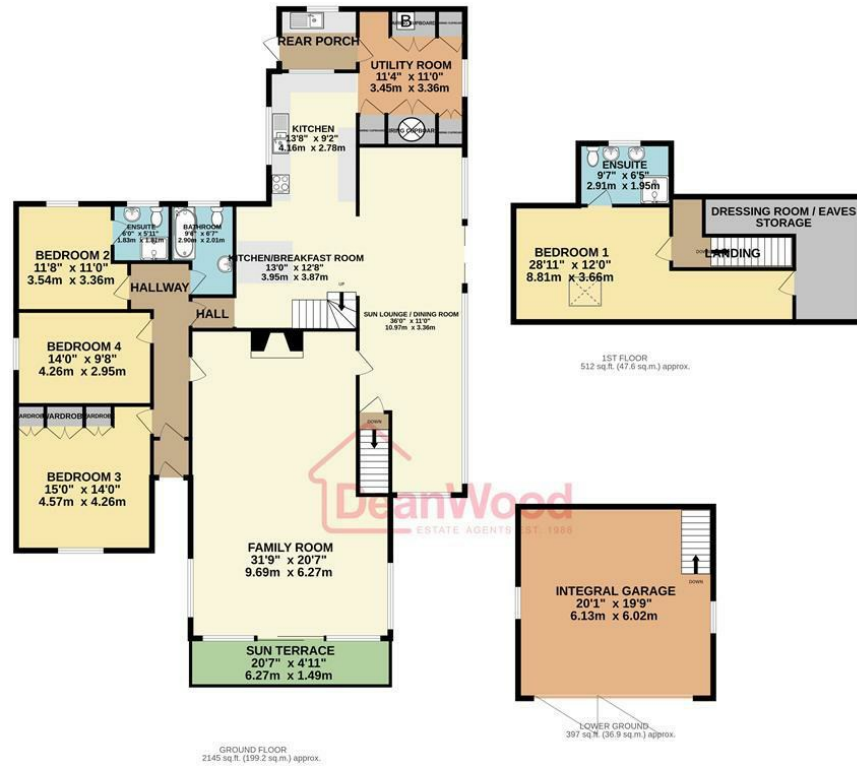




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TOTAL FLOOR AREA : 3054 sq.ft. (283.7 sq.m.) approx.  
 Not to scale-for identification purposes only  
 Made with Metropix 62026



**DOUGLAS**

37 VICTORIA STREET  
 DOUGLAS  
 ISLE OF MAN IM1 2LF

T 01624 620606  
 F 01624 677363  
 E info@deanwood.co.im

**CASTLETOWN**

COMPTON HOUSE  
 9 CASTLE STREET CASTLETOWN  
 ISLE OF MAN IM9 1LF

T 01624 825995  
 F 01624 825996  
 E castletown@deanwood.co.im

**RAMSEY**

LEZAYRE HOUSE  
 87 PARLIAMENT STREET  
 RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111  
 F 01624 816588  
 E ramsey@deanwood.co.im

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