



Wayside Cottage Ballamodha Straight, Ballasalla, Isle of Man,
IM9 3ES

Asking Price £535,000

- Extended Manx cottage set on a private three-acre plot
- Two-storey hobby extension offering significant future potential
- Convenient location for airport and southern schools facilities
- Approximately 3,000 square feet of versatile accommodation
- Beautiful gardens, woodland, lawns and open countryside views
- Four bedrooms, five reception rooms and extensive storage space
- Excellent redevelopment or replacement opportunity, subject to planning



Wayside Cottage, Ballamodha, Ballasalla is a charming extended Manx cottage occupying a beautiful and highly private plot of just under three acres. Offering tremendous potential for further enhancement, redevelopment or modernisation, this unique property presents a rare opportunity in a sought-after rural location.

The existing accommodation extends to approximately 3,000 square feet and provides flexible living space throughout. The main house comprises four bedrooms, five reception rooms and a family bathroom, together with a variety of hobby rooms, storage areas and garages. While the property would benefit from a programme of updating and improvement, it offers an excellent foundation for buyers seeking a substantial home with scope to create something truly special.

A particularly notable feature is the substantial two-storey extension currently utilised as hobby and workshop space. Subject to the necessary planning consents and building regulations, this area could potentially be incorporated into the main residence to create additional living accommodation, significantly increasing the property's versatility.

The grounds are undoubtedly one of the property's greatest assets. Enjoying a peaceful and secluded setting, the land incorporates open lawned areas, mature planting, attractive flower gardens, a private patio, a small woodland area and open fields beyond. The varied landscape provides space for families, gardening enthusiasts, hobby farmers or those simply seeking privacy and a connection with nature.

The property's development potential is considerable. Subject to obtaining the necessary planning permissions, buyers may explore a range of possibilities, including substantial extension, remodelling or even complete redevelopment, similar to other properties that have been transformed within the surrounding area.









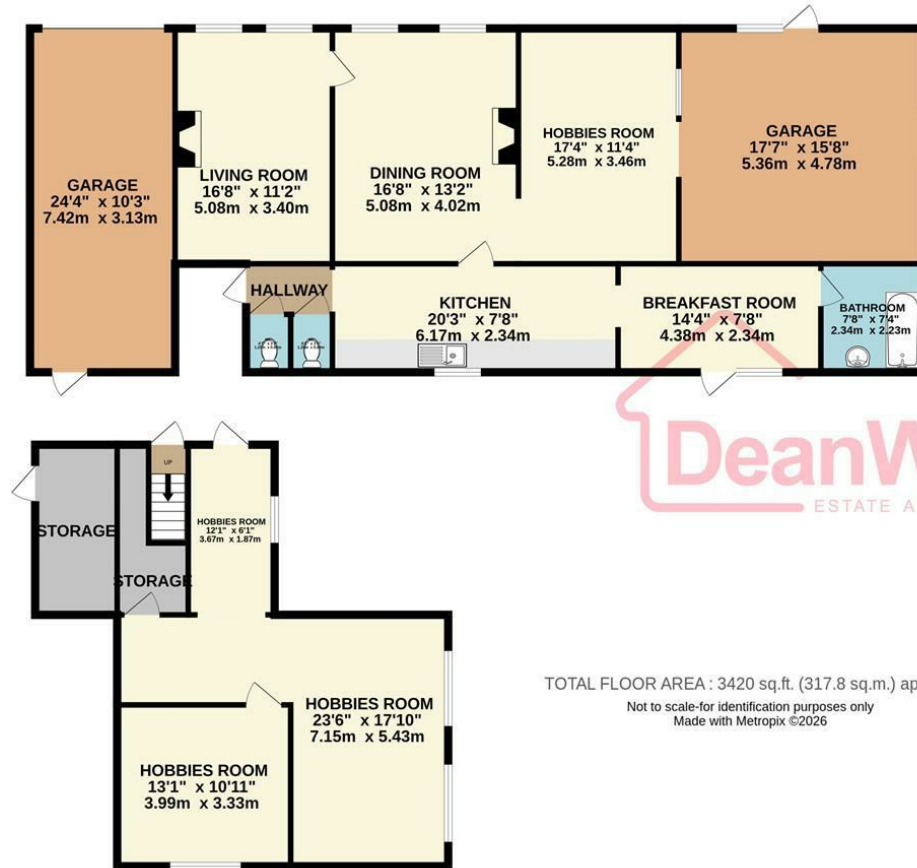




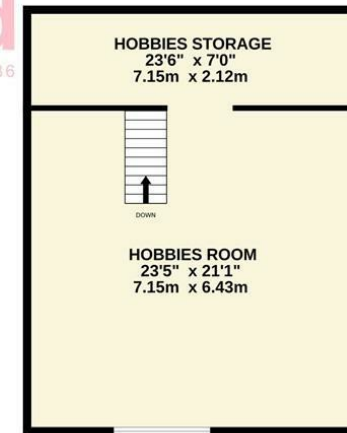
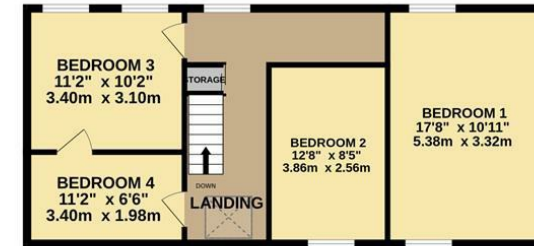
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GROUND FLOOR
2113 sq.ft. (196.3 sq.m.) approx.



1ST FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 3420 sq.ft. (317.8 sq.m.) approx.
Not to scale-for identification purposes only
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