



[www.chrystals.co.im](http://www.chrystals.co.im)

Ballachrink Farm, Jurby East, IM7 3HD  
**Asking Price £1,250,000**

Ballachrink Farm, Jurby East, IM7 3HD

Asking Price £1,250,000

Ballachrink is a stunning country property, nestled in a quiet backwater in the north of the island offering superb privacy and versatility. At its heart is a substantial home that has been sympathetically extended and restored to blend traditional with modern convenience. There is a large, detached barn conversion which could be equally suited to guest, family, office or entertainment. Across from the house is a large, detached carport and adjoining farm barn, perfect for storage. All this sits in substantial 3 acre plot with lawned gardens and woodland.



## LOCATION

Leave Ramsey on the A13 Jurby Road and continue through St Judes Crossroads until you reach the junction on the right hand side, signposted Summerhill Road. Drive to the end of this road and turn right, then right again and the road leading to the property is the third entrance on the left. Continue along this road Ballachrink Farm is the second property on the left.

## MAIN HOUSE

### PORCH

7' 3" x 13' 1" (2.2m x 4m)

### LIVING ROOM

23' 7" x 18' 8" (7.2m x 5.7m)

### KITCHEN

21' 0" x 18' 8" (6.4m x 5.7m)

### DINING AREA

12' 2" x 7' 10" (3.7m x 2.4m)

### PANTRY

21' 4" x 27' 3" (6.5m x 8.3m)

### HALL

## SEPARATE WC

## FAMILY ROOM

15' 9" x 16' 9" (4.8m x 5.1m)

## UTILITY

9' 6" x 16' 9" (2.9m x 5.1m)

## SIDE PORCH

10' 3" x 4' 5" (3.12m x 1.35m)

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

15' 1" x 16' 9" (4.6m x 5.1m)

## ENSUITE

10' 2" x 16' 9" (3.1m x 5.1m)

## WALK-IN CLOSET

14' 1" x 19' 0" (4.3m x 5.8m)

## BEDROOM

12' 2" x 23' 4" (3.7m x 7.1m)

## ENSUITE

9' 2" x 11' 10" (2.8m x 3.6m)

## BEDROOM

12' 2" x 12' 2" (3.7m x 3.7m)

## BATHROOM

8' 2" x 6' 3" (2.5m x 1.9m)

## THIRD FLOOR

## BEDROOM

14' 5" x 20' 8" (4.4m x 6.3m)

## BATHROOM

8' 6" x 7' 3" (2.6m x 2.2m)

## ATTIC SPACE

4' 3" x 6' 7" (1.3m x 2m)

## DETACHED BARN CONVERSION

## ENTRANCE

## SEPARATE WC

## OPEN PLAN LIVING ROOM/KITCHEN WITH GALLERIED LANDING/OFFICE

## LIVING ROOM

15' 9" x 22' 0" (4.8m x 6.7m)

## KITCHEN

15' 9" x 10' 2" (4.8m x 3.1m)

## OFFICE SPACE

15' 9" x 11' 2" (4.8m x 3.4m)

## INNER HALLWAY

## BEDROOM

10' 6" x 11' 6" (3.2m x 3.5m)

## BATHROOM

10' 6" x 9' 10" (3.2m x 3m)

## OUTSIDE

Approached by pillars leading onto an extensive gravelled parking area. The property sits in approx. 2.5 acres and the gardens are mainly laid to lawn. There are a variety of mature trees and shrubs planted. Paved patio area. Feature paved walkway leading to an avenue of Beach trees.

## CARPORT

20' 8" x 19' 8" (6.3m x 6m)

## WORKSHOP

15' 9" x 19' 8" (4.8m x 6m)

## AGRICULTURAL BARN

49' 10" x 27' 3" (15.2m x 8.3m)

## SERVICES

Mains water and electricity. Private drainage. Oil central heating.

## VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

## POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

Since 1854



### DOUGLAS

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

### PORT ERIN

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

### COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

### RENTALS

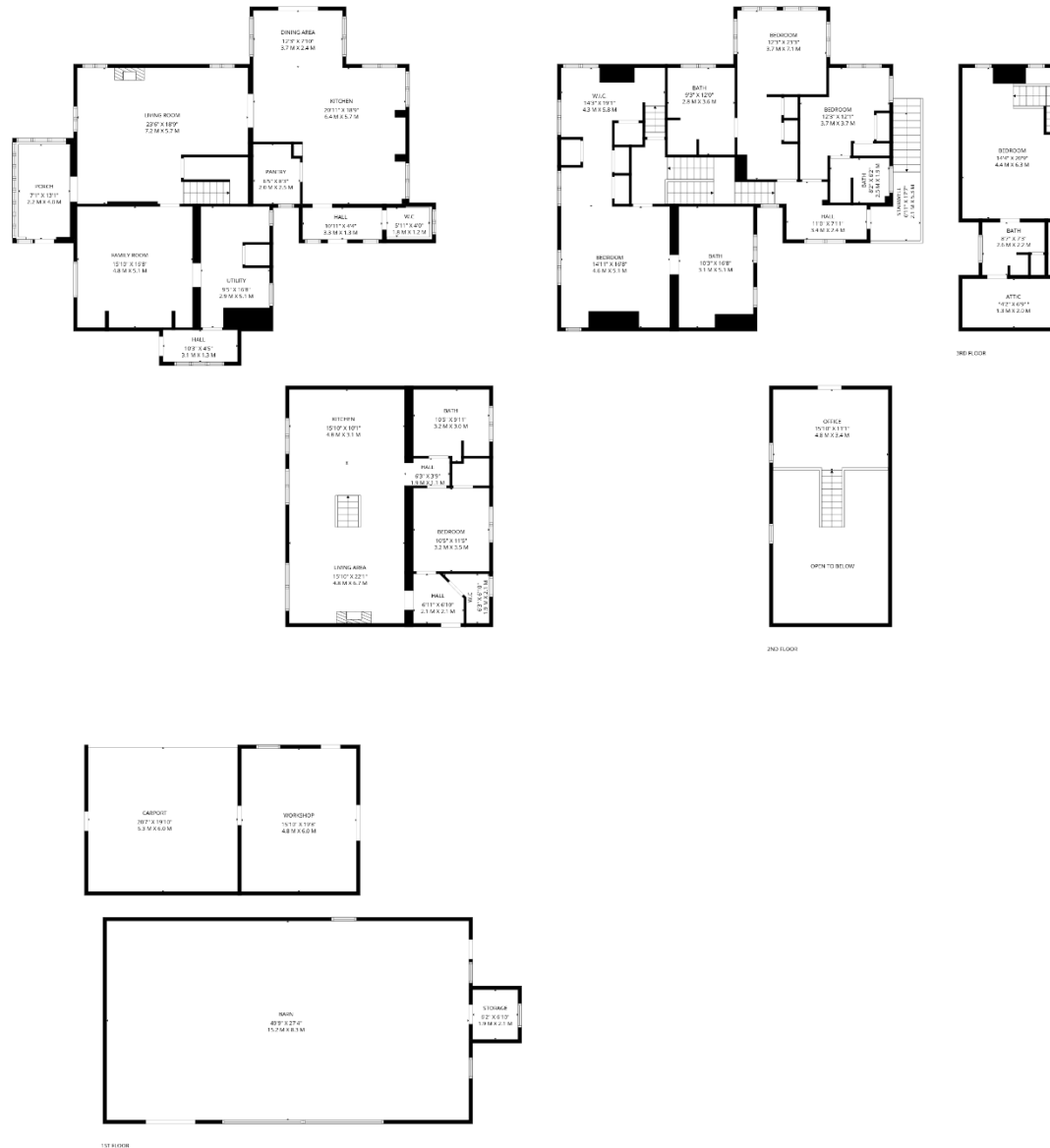
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im











**TOTAL: 5367 sq. ft, 499 m2**

1st floor: 3645 sq. ft, 339 m2, 2nd floor: 1564 sq. ft, 145 m2, 3rd floor: 158 sq. ft, 15 m2  
 EXCLUDED AREAS: STORAGE: 43 sq. ft, 4 m2, WORKSHOP: 311 sq. ft, 29 m2, UTILITY: 144 sq. ft, 13 m2,  
 PORCH: 100 sq. ft, 9 m2, CARPORT: 408 sq. ft, 38 m2, STAIRWELL: 81 sq. ft, 7 m2,  
 OPEN TO BELOW: 306 sq. ft, 28 m2, LOW CEILING: 361 sq. ft, 34 m2, ATTIC: 28 sq. ft, 3 m2,  
 WALLS: 512 sq. ft, 47 m2

