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Uplands, Ballavitchel Road, Crosby, IM4 2DN
Asking Price £1,295,000

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A beautifully presented period detached family home dating back to the 1890s, Uplands has been comprehensively renovated throughout, successfully blending its original character with modern family living. The ground floor offers three versatile reception rooms, an impressive open-plan kitchen/living space, a shower room and a practical utility room. To the first floor are five generous double bedrooms, two of which benefit from en-suite facilities, together with a stylish family bathroom. Externally, the property enjoys mature grounds extending to approximately 0.8 acres, a detached cottage previously used as accommodation with potential for a variety of uses, and a hardstanding which could allow for a detached double garage subject to the necessary planning consents, a patio area, a gated gravelled driveway providing parking to the front, and a further private gated pathway leading to the front. Enjoying a private yet convenient setting, Uplands is situated just a six-minute drive from both Douglas and Peel, offering the perfect balance of peaceful countryside living with excellent access to local amenities.



LOCATION

Heading out of Douglas along Peel Road continue straight ahead through Quarterbridge roadabouts towards Crosby. After approx. 3 1/2 miles turn right onto the Ballavitchel Road and the property can be located a short distance on the right hand side.

ENTRANCE PORCH

4' 11" x 3' 11" (1.5m x 1.2m)

LIVING ROOM

17' 9" x 15' 5" (5.4m x 4.7m)

SITTING ROOM

12' 6" x 11' 6" (3.8m x 3.5m)

DINING ROOM

22' 4" x 12' 2" (6.8m x 3.7m)

UTILITY ROOM

12' 6" x 5' 3" (3.8m x 1.6m)

BATHROOM

12' 6" x 6' 7" (3.8m x 2.0m)

KITCHEN

15' 9" x 17' 1" (4.8m x 5.2m)

FAMILY AREA

15' 9" x 18' 4" (4.8m x 5.6m)

FIRST FLOOR

BEDROOM

13' 5" x 15' 5" (4.1m x 4.7m)

BEDROOM

12' 10" x 11' 6" (3.9m x 3.5m)

BEDROOM

12' 10" x 12' 6" (3.9m x 3.8m)

BEDROOM

15' 9" x 12' 6" (4.8m x 3.8m) Max

ENSUITE

8' 2" x 3' 11" (2.5m x 1.2m)

FAMILY BATHROOM

15' 9" x 8' 10" (4.8m x 2.7m)

BEDROOM

21' 4" x 12' 2" (6.5m x 3.7m) Max

ENSUITE

15' 9" x 9' 6" (4.8m x 2.9m)

OUTSIDE

The property sits in grounds extending to approximately 0.8 acres. The gardens are mainly laid to lawn which wrap around the property and are screened with mature planting and hedges. The driveway leads to an original detached cottage, previously used as accommodation with potential for renovation. The hardstanding area was originally a detached garage and could be reinstated subject to the necessary planning consents. The cobbled path leads to the front door which has a raised patio area and steps leading into the garden. On the side elevation is a large paved patio area with fire pit.

OUTBUILDING

28' 7" x 15' 1" (8.7m x 4.6m)

OUTBUILDING

28' 7" x 10' 2" (8.7m x 3.1m)

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

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.

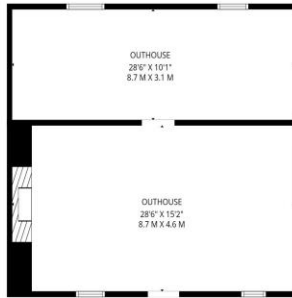
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TOTAL: 3112 sq. ft, 289 m2
 1st floor: 1576 sq. ft, 146 m2, 2nd floor: 1536 sq. ft, 143 m2
 EXCLUDED AREAS: PORCH: 21 sq. ft, 2 m2, OUTHOUSE: 734 sq. ft, 68 m2, WALLS: 220 sq. ft, 20 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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