



www.chrystals.co.im

Ballachree, Main Road, Ballaugh, IM7 5EB

Asking Price £450,000

Ballachree, Main Road, Ballaugh, IM7 5EB

Asking Price £450,000

Located on the outskirts of Ballaugh Village, Ballachree is a delightful home offering an attractive blend of character, space, and countryside surroundings, all within easy reach of local amenities. Bright and welcoming interiors are complemented by generous reception space, well-proportioned bedrooms, and a layout designed for both comfort and practicality. The property is offered for sale with an adjoining field extending to approximately 1.7 acres. Ample parking and excellent connectivity to Ramsey, Peel, and Douglas further enhance the appeal. Combining village charm with everyday convenience, Ballachree presents a wonderful opportunity for buyers seeking a characterful home with land in one of the Isle of Man's most desirable rural communities.



LOCATION

Driving through Ballaugh Village towards Sulby, the property can be clearly identified by our For Sale Board on the right hand side, before the turning to Ballacrye Road.

ENTRANCE

10' 6" x 7' 3" (3.2m x 2.2m)

DINING ROOM

13' 9" x 13' 1" (4.2m x 4.0m)

KITCHEN

15' 9" x 12' 10" (4.8m x 3.9m)

SITTING ROOM

16' 5" x 7' 7" (5.0m x 2.3m)

INNER HALL

SEPARATE WC

LIVING ROOM

23' 11" x 13' 1" (7.3m x 4m)

SUN ROOM

13' 9" x 12' 2" (4.2m x 3.7m)

HALLWAY

FIRST FLOOR

FRONT BEDROOM

14' 5" x 12' 10" (4.4m x 3.9m)

SINGLE BEDROOM/OFFICE

11' 2" x 6' 3" (3.4m x 1.9m)

REAR BEDROOM

14' 5" x 11' 2" (4.4m x 3.4m)

REAR BEDROOM

10' 10" x 11' 2" (3.3m x 3.4m)

WALK IN CLOSET

BATHROOM

7' 10" x 9' 10" (2.4m x 3m)

DOUBLE GARAGE

20' 0" x 15' 1" (6.1m x 4.6m)

SINGLE GARAGE

11' 2" x 19' 0" (3.4m x 5.8m)

OUTSIDE

Concrete driveway with off road parking. Mature planting to the front. Rear garden has flower beds with shrubs and plants. Large lawned area. The field located on the right hand side of the property is included and extends to 1.76 acres.

SERVICES

Mains water, electricity. Private drainage. Gas central heating.

VIEWINGS

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

POSSESSION

Vacant on completion.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.









TOTAL: 2011 sq. ft, 187 m2

Basement: 0 sq. ft, 0 m2, 1st floor: 1246 sq. ft, 116 m2, 2nd floor: 765 sq. ft, 71 m2

EXCLUDED AREAS: GARAGE: 519 sq. ft, 48 m2, WALLS: 221 sq. ft, 21 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