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Ballanorris Court, Douglas Road, Ballabeg, IM9 4EF

Asking Price £1,100,000

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Fabulous detached true bungalow with an additional converted barn annex. The main property comprises a sun room, spacious open plan living/dining room, utility room, breakfast kitchen, snug, conservatory, 4 bedrooms, 2 bathrooms and separate W.C. The barn annex offers two bedrooms and a shower room, together with a spacious, open-plan kitchen/dining area and family room. Outside the property benefits from a double garage with boarded loft, ample parking/turning area and extensive gardens of approximately 2 1/2 acres.







LOCATION
Travelling out of Port Erin on the A7 through Colby and Ballabeg, turn left into Douglas Road where the property can be found on the left hand side after about 200 yards.

MAIN BUNGALOW

ENTRANCE SUN ROOM
16' 2'' x 15' 11'' (4.92m x 4.85m)

LIVING ROOM
16' 9'' x 27' 8'' (5.10m x 8.43m)

Working fireplace. Double doors leading to rear garden Opening to:

DINING AREA
13' 8'' x 14' 1'' (4.16m x 4.29m)

CLOAKROOM
W.C., wash hand basin.

UTILITY ROOM
Range of wall and base units with worktops. Worcester oil central heating boiler. 2 x access doors to outside.

BREAKFAST KITCHEN
10' 9'' x 16' 5'' (3.27m x 5.00m)

Good range of wall and base units with contrasting worktops, incorporating breakfast bar, integral dishwasher, integral fridge-freezer. Double doors to:

SNUG/FAMILY ROOM
10' 1'' x 15' 4'' (3.07m x 4.67m)

Double doors to:

CONSERVATORY
11' 8'' x 13' 3'' (3.55m x 4.04m)

Underfloor heating. Pleasant views over side garden. French doors to outside.

INNER HALL

JACK & JILL BATHROOM

Suite comprising bath, shower, wash hand basin in fitted unit, w.c.,

BEDROOM 4
16' 4'' x 10' 6'' (4.97m x 3.20m)

Wall of built-in mirror fronted wardrobes.

PORCH
Door to outside.

BEDROOM 3
11' 10'' x 10' 8'' (3.60m x 3.25m)

Wall of built-in mirror fronted wardrobes. Outlook onto side garden.

BEDROOM 2
16' 4'' x 14' 4'' (4.97m x 4.37m)

Super countryside views towards coastline. Wall of built-in mirror fronted wardrobes.

JACK & JILL BATHROOM

Suite with bath, shower, w.c., wash hand basin in unit, chrome ladder style heated towel rail.

BEDROOM 1
21' 11'' x 16' 0'' (6.68m x 4.87m)

Wall of mirror fronted built-in wardrobes. Loft access. Super countryside views towards coastline.

DETACHED CONVERTED STONE BARN

Currently registered as 3 Gold Star Tourist Accommodation.

ENTRANCE HALLWAY

Tiled floor. Spiral staircase to first floor.

BEDROOM 1
11' 8'' x 9' 10'' (3.55m x 2.99m)

SHOWER ROOM

Modern suite with walk-in shower, w.c., wash hand basin, chrome ladder style heated towel rail.

BEDROOM 2
11' 4'' x 9' 10'' (3.45m x 2.99m)

FIRST FLOOR

KITCHEN

10' 1'' x 9' 10'' (3.07m x 2.99m)

Door to outside steps. Velux.

DINING AREA

13' 4'' x 9' 10'' (4.06m x 2.99m)

Juliet balcony. Excellent views over open countryside and towards the sea. 3 x Velux.

FAMILY ROOM

15' 1'' x 9' 10'' (4.59m x 2.99m)

OUTSIDE

Large plot of approx 2 1./2 acres with large lawned areas, paved patio and paddocks. To the front is generous driveway/turning area.

DETACHED GARAGE

19' 5'' x 7' 11'' (5.91m x 2.41m)

Electric up and over door. Access door. Ladder to boarded loft.

SERVICES

Mains water, drainage and electricity, oil fired central heating (separate oil tank for each property). PVC double glazing.

POSSESSION

Freehold. Vacant possession on completion. NO ONWARD CHAIN. 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.

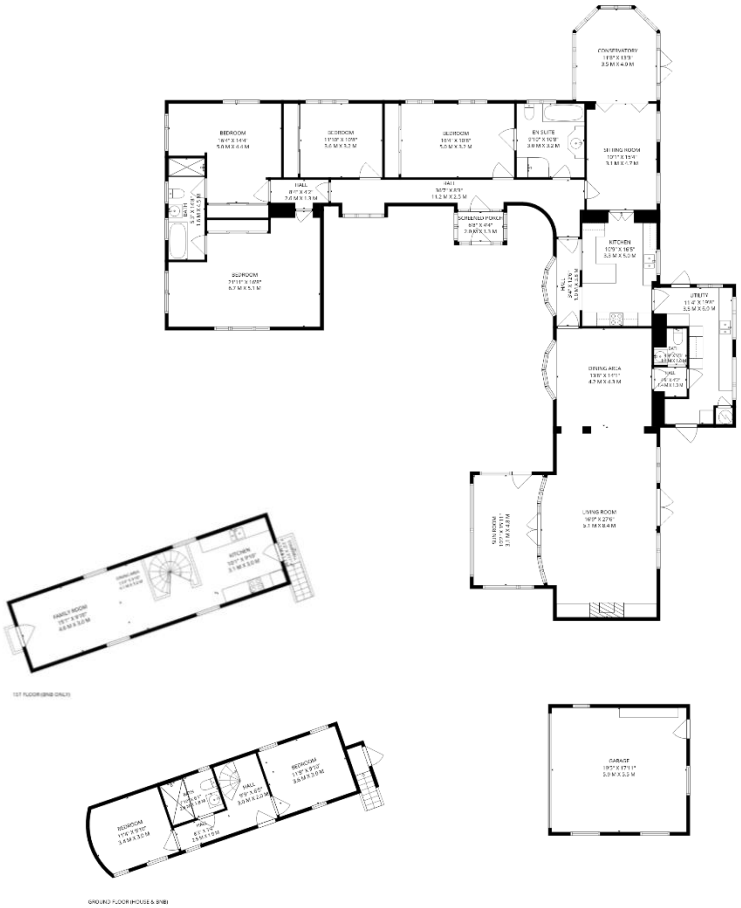












Total: 3473 sq. Ft, 322 m2

Ground Floor (house & Bnb): 3093 sq. Ft, 287 M2, 1st Floor (bnb Only): 380 sq. Ft, 35 m2
Excluded Areas: Garage: 349 sq. Ft, 32 M2, Utility: 162 sq. Ft, 15 M2, Screened Porch: 29 sq. Ft, 3 M2,
Stairwell: 21 sq. Ft, 2 M2, Walls: 345 sq. Ft, 33 m2

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

Since 1854

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