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Ballamoar House, Ballamoar Lane, Ballaugh, IM7 5EE

Asking Price £450,000

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A rare opportunity to transform a substantial three-bedroom property into an exceptional family home. Set in a secluded position on the edge of a delightful village, the property stands in approximately 0.619 acres and could enjoy outstanding countryside views. It combines space and privacy with convenient access to the local shop, amenities, church and school. The generous accommodation comprises two large bedrooms, a third bedroom, living room, dining room, kitchen, utility room, conservatory, bathroom and separate WC. The property also benefits from an old single-storey Manx Tholtan outbuilding and the potential to redevelop two existing garages. Although comprehensive renovation and modernisation are required, the property offers remarkable scope to redesign and enhance the accommodation to suit individual requirements. **The property will be suitable for cash buyers only.**

LOCATION

From Ballaugh Bridge travel out of the village heading towards Sulby. Ballamoar Lane can be located a short distance along on the right hand side. After approx. 300m the property can be located on the left hand side.

FRONT PORCH

9' 2'' x 5' 3'' (2.8m x 1.6m)

LIVING ROOM

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

KITCHEN

16' 9'' x 8' 10'' (5.1m x 2.7m)

PANTRY

6' 11'' x 6' 3'' (2.1m x 1.9m)

ROOM

12' 10'' x 10' 6'' (3.9m x 3.2m)

SUN ROOM

15' 1'' x 9' 6'' (4.6m x 2.9m)

REAR PORCH

8' 6'' x 8' 2'' (2.6m x 2.5m)

FIRST FLOOR

BEDROOM

12' 10'' x 12' 10'' (3.9m x 3.9m)

BEDROOM

16' 9'' x 14' 5'' (5.1m x 4.4m)

BEDROOM

10' 6'' x 7' 10'' (3.2m x 2.4m)

BATHROOM

10' 6'' x 9' 6'' (3.2m x 2.9m)

ATTIC

5' 11'' x 7' 10'' (1.8m x 2.4m)

OUTSIDE

Accessed via a right of way and sitting in a plot of approx. 0.619 acres. Woodland and former gardens ripe for restoration. Basic garage/lean-to building.

SERVICES

Mains water and electricity. Septic tank. Oil fired central heating.

VIEWING

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

POSSESSION

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Total: 1532 sq. Ft, 143 m2

Ground Floor: 804 sq. Ft, 75 M2, 1st Floor: 687 sq. Ft, 64 M2, 2nd Floor: 41 sq. Ft, 4 m2
Excluded Areas: Screened Porch: 50 sq. Ft, 5 M2, Room: 135 sq. Ft, 13 M2, Undefined: 15 sq. Ft, 1 M2,
Low Ceiling: 45 sq. Ft, 4 M2, Walls: 170 sq. Ft, 15 m2

Since 1854

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