



PARTNERS
REAL ESTATE

Ballachrink, Coburg Road, Ramsey - IM8 3EH

Isle Of Man

Offers in Region of £679,950



Ballachrink, Coburg Road

Ramsey, Isle Of Man

W3W: wing.habits.shrunken

- Elegant bay-fronted period home on Coburg Road, Ramsey
- Versatile accommodation arranged over four floors, Underfloor Heating throughout the ground floor
- Spacious living area opening through to the dining room
- High ceilings, decorative cornicing and a feature fireplace
- Contemporary kitchen with central island, Quooker tap installed
- Separate utility room, ground-floor WC and useful storage
- Principal bedroom with en-suite and walk-in closet
- Further first-floor bedroom with en-suite facilities
- Full rewire and cat 6 throughout
- Extensively renovated to an exacting standard



Ballachrink, Coburg Road

Ramsey, Isle Of Man

Behind its elegant bay-fronted façade, 3a Coburg Road offers the space, character and flexibility to make a particularly appealing home in Ramsey. Arranged over four floors, it combines beautifully presented living areas with a modern kitchen and a generous upper-floor layout that can adapt to family life, visiting guests and working from home.

Fully insulated to industry standards at every level.

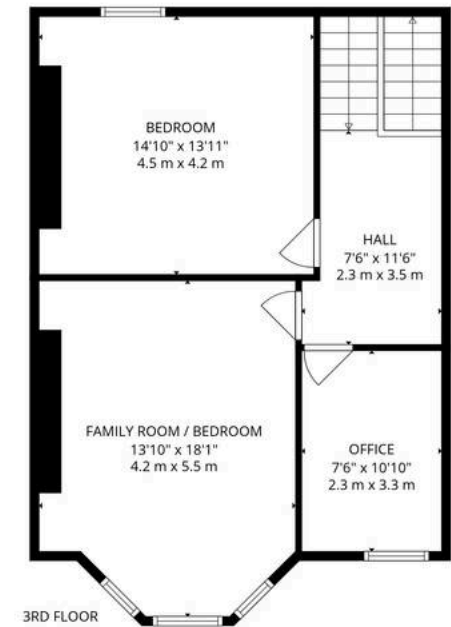
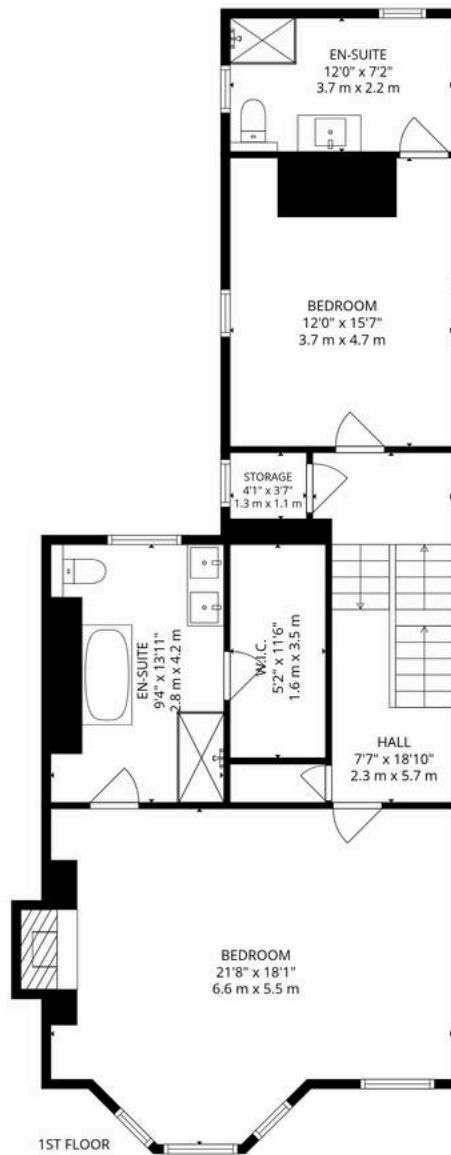
The ground floor is made for spending time together with underfloor heating throughout this level. A bay-fronted living area opens through to the dining room, with high ceilings, decorative cornicing and a fireplace creating a warm, characterful setting. There is plenty of room for relaxed evenings as well as a full dining table when friends and family visit.

A contemporary kitchen with a central island provides a sociable space for cooking and catching up. A separate utility room, ground-floor WC and useful storage keep the practical side of everyday life neatly organised.

Upstairs, the first floor includes two bedrooms with en-suite facilities. The principal room has a bay window and a separate walk-in closet. A further bedroom and bathroom occupy the second floor, while the top floor adds a bedroom, family room/bedroom and separate office, offering welcome flexibility as needs change.

With its striking frontage, well-presented interiors and versatile accommodation, this is a home worth exploring in person to appreciate the layout and how it could work for you.





Total: 2588 sq. Ft, 240 m2

Ground Floor: 841 sq. Ft, 78 M2, 1st Floor: 849 sq. Ft, 79 M2, 2nd Floor: 248 sq. Ft, 23 M2, 3rd Floor: 650 sq. Ft, 60 m2

Excluded Areas: Porch: 26 sq. Ft, 2 M2, Storage: 61 sq. Ft, 6 M2, Utility: 89 sq. Ft, 8 M2, Fireplace: 14 sq. Ft, 2 M2, Hall: 261 sq. Ft, 24 M2, Family Room / Bedroom: 2 sq. Ft, 0 M2, Low Ceiling: 3 sq. Ft, 0 M2, Walls: 218 sq. Ft, 21 m2

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





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