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Ballacomish Beg, Ronague Road, Ballabeg, IM9 4HF
Asking Price £995,000

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Fabulous detached country house situated in a peaceful, sought after elevated location, offering fantastic uninterrupted rural and sea views. Accommodation comprises sitting room, utility room, storage area, 5 bedrooms, 3 bathrooms, gym, integral carport and super first floor living room and dining kitchen. The property is approach via a long driveway which leads to generous parking/turning area. The private gardens are mainly laid to lawn with seating areas. Viewing highly recommended!



LOCATION

Travelling out of Port Erin along the A7 through Colby to Ballabeg, take the left hand turn on the sharp bend, signposted Arbory/Grenaby. Continue ahead for approximately 1 mile and just before the left hand bend, Ballacomish Beg is located on the left hand side.

ENTRANCE HALLWAY

SITTING ROOM

31' 4" x 13' 9" (9.54m x 4.19m)

Large open sitting room, incorporating boot room/hanging space. Staircase leading to first floor.

STORAGE AREA

6' 4" x 5' 6" (1.93m x 1.68m)

WORKSHOP/GYM

14' 5" x 13' 9" (4.39m x 4.19m)

Door to:

INTEGRAL CARPORT

19' 5" x 16' 8" (5.91m x 5.08m)

Store room.

UTILITY ROOM

10' 8" x 6' 6" (3.25m x 1.98m)

Round wash hand basin. Plumbed for washing machine and tumble dryer. Central heating boiler. Wall cupboards.

BEDROOM 2

10' 8" x 9' 3" (3.25m x 2.82m)

BATHROOM

BEDROOM 3

14' 2" x 9' 7" (4.31m x 2.92m)

FIRST FLOOR

HALF LANDING

Study area. Door to outside.

LANDING

Cupboard.

BEDROOM 4

15' 1" x 11' 10" (4.59m x 3.60m)

Wonderful rural views.

BATHROOM

LIVING ROOM

27' 3" x 14' 2" (8.30m x 4.31m)

Exposed beams. Multi-aspect windows affording fabulous rural and sea views. Log burner.

DINING KITCHEN

27' 5" x 13' 9" (8.35m x 4.19m)

Spacious, light room, quality fitted with good range of base units and cupboards with contrasting worktops. Large island unit with breakfast bar. Hob with extractor fan, built in oven. Wonderful far-reaching rural and sea views.

BEDROOM 5

8' 6" x 7' 8" (2.59m x 2.34m)

Single bedroom. Loft access.

BEDROOM 1

15' 6" x 14' 3" (4.72m x 4.34m)

Super large "A" frame room with stunning rural views. Built-in wardrobes.

ENSUITE BATHROOM

Freestanding bath, shower, w.c., wash hand basin. Lovely views. Exposed beams.

OUTSIDE

Long driveway leading to parking/turning area. Private gardens to rear and side, mainly laid to lawn with mature shrubs, trees and borders. Paved seating area. Super outlook across surrounding fields.







Total: 2649 sq. Ft, 246 m2

1st Floor: 1011 sq. Ft, 94 M2, 2nd Floor: 1638 sq. Ft, 152 m2

Excluded Areas: Carport: 282 sq. Ft, 26 M2, Undefined: 28 sq. Ft, 3 M2, Storage: 64 sq. Ft, 6 M2,

Utility: 62 sq. Ft, 6 M2, Fireplace: 11 sq. Ft, 1 M2, Walls: 265 sq. Ft, 24 m2



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

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