



Ballavelt Farm Hibernian Road, Maughold, Ramsey, Isle of Man,
IM7 1EN

Asking Price £2,300,000

- Classic Manx farmstead set in approx. 60 acres of ring-fenced pasture (additional land available)
- Extensive range of traditional Manx stone barns and portal frame outbuildings with excellent versatility
- Fully renovated 5 double bedroom, three-storey farmhouse finished back to original stonework
- Elevated position with breathtaking rural views across Maughold countryside
- Separate beautifully renovated 3 bedroom cottage – ideal for multi-generational living or income
- Huge scope to diversify with significant recent investment, plus stabling and lifestyle features including jacuzzi room



Ballavelt Farm presents a truly rare opportunity to acquire a classic Manx farmstead set within approximately 60 acres of ring-fenced pasture, in an elevated and picturesque position on Hibernian Road, Maughold. Enjoying far-reaching rural views across the surrounding countryside, this is a holding that perfectly blends traditional charm with modern investment and future potential.

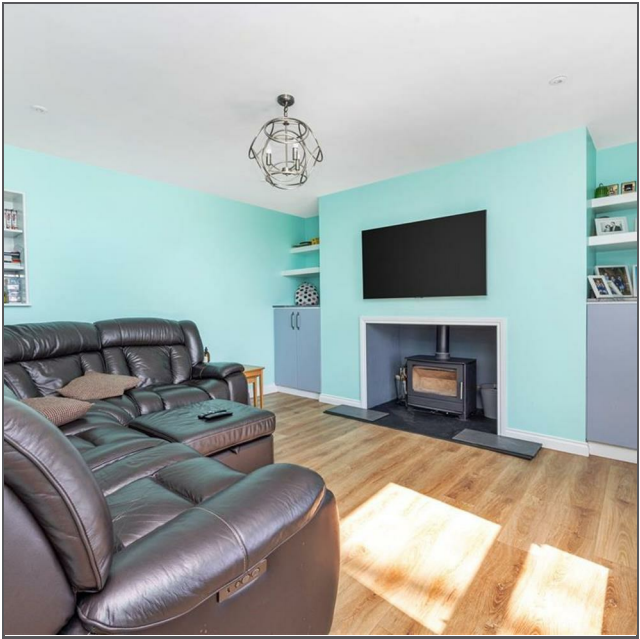
At the heart of the farm lies a striking three-storey farmhouse, sympathetically and comprehensively renovated back to the original stonework. The result is a characterful yet refined home offering five generous double bedrooms, ideal for family living or those seeking a lifestyle property with presence and scale. The accommodation provides a wonderful balance of traditional features and modern finishes, creating a warm and inviting environment throughout.

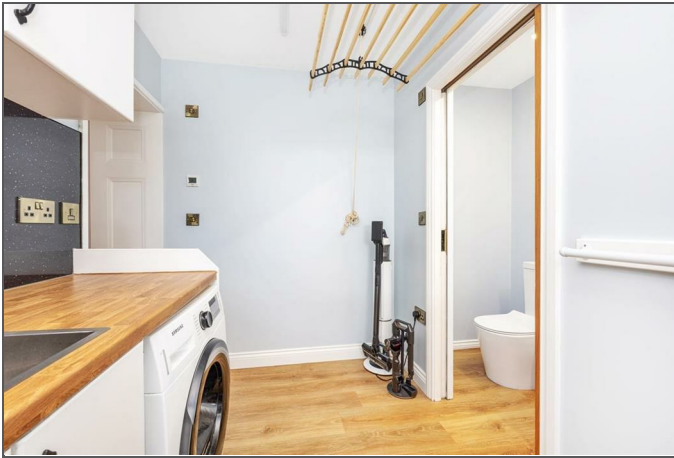
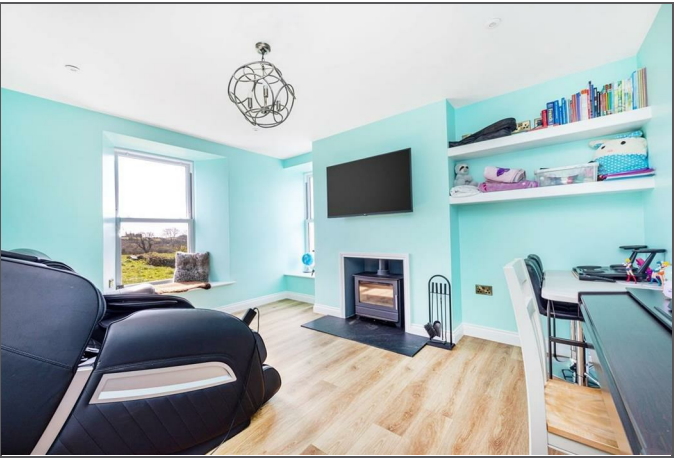
The wider holding is equally impressive, featuring an extensive range of traditional Manx stone barns alongside portal frame agricultural buildings, offering excellent versatility for a variety of uses. Whether for continued agricultural use, equestrian interests, or potential diversification (subject to any necessary consents), the infrastructure here provides a strong foundation for future growth.

In addition to the main farmhouse, the property benefits from a beautifully renovated three-bedroom cottage, providing immediate, high-quality ancillary accommodation. Perfect for extended family, guest use, or an additional income stream, this secondary dwelling significantly enhances the overall appeal and flexibility of the holding. Further features include stabling and a dedicated jacuzzi room, adding to the lifestyle element of the property.

The land itself is a key highlight – approximately 60 acres of well-maintained pasture, all conveniently ring-fenced around the farmstead, making it highly practical and efficient to manage. There is also the opportunity to acquire further land if required, enhancing the scale of this already su













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