DeanWood
ESTATE AGENTS EST. 1986

5 Booilushag Wharfedale Ballajora Hill, Maughold, Ramsey, Isle of Man, IM7 1BD

Asking Price £695,000

5 Booilushag Wharfedale Ballajora Hill, Maughold, Ramsey, Isle of Man, IM7 1BD

- Exclusive and highly private Booilushag Road location
- Attractive sea views
- Peaceful and secluded Maughold setting
- 1600 Square foot 3 bedroom bungalow
- Large driveway with ample parking
- Excellent opportunity to create a wonderful family home
- Impressive 29 foot kitchen diner
- Potential to extend, subject to planning

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Occupying an enviable position within the exclusive Booilushag development on Ballajora Hill, this attractive three-bedroom bungalow offers a wonderful combination of privacy, space and stunning surroundings. Set within a generous plot, the property enjoys a peaceful and secluded setting, with sea views and a wonderful sense of openness.

The accommodation is well suited to modern family living, with the principal bedroom benefiting from a dressing area and private en-suite facilities. Two further bedrooms provide excellent flexibility for family, guests or home working.

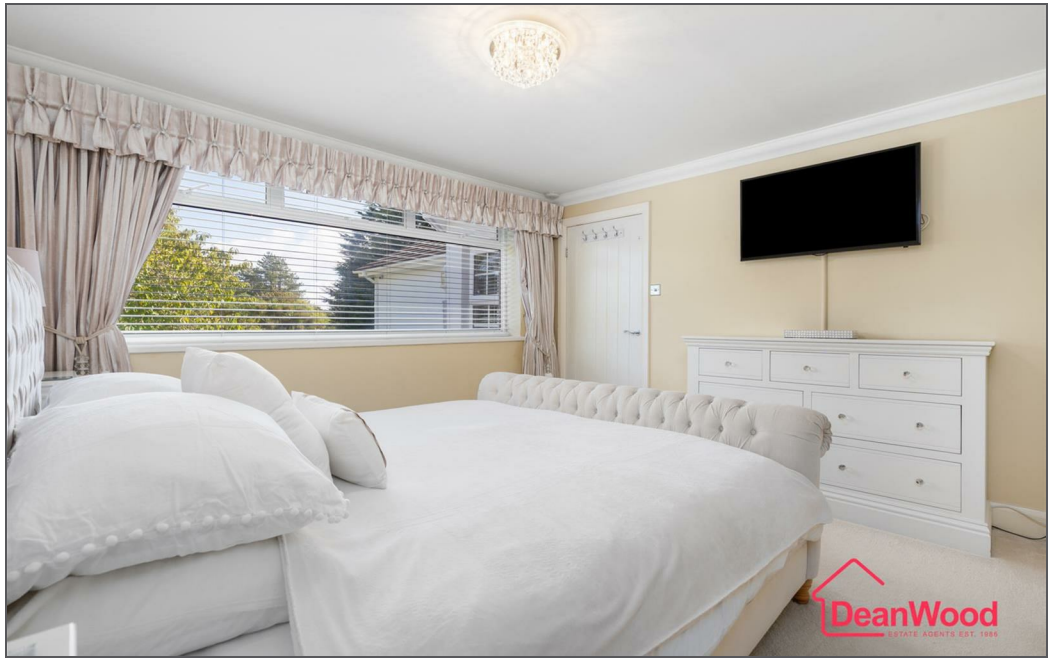
A particular highlight is the impressive 29-foot kitchen/diner, a bright and spacious room enjoying lovely views across the garden. With ample room for both dining and everyday living, this is an ideal space for entertaining and family gatherings. A separate utility room provides useful additional space for laundry and household appliances.

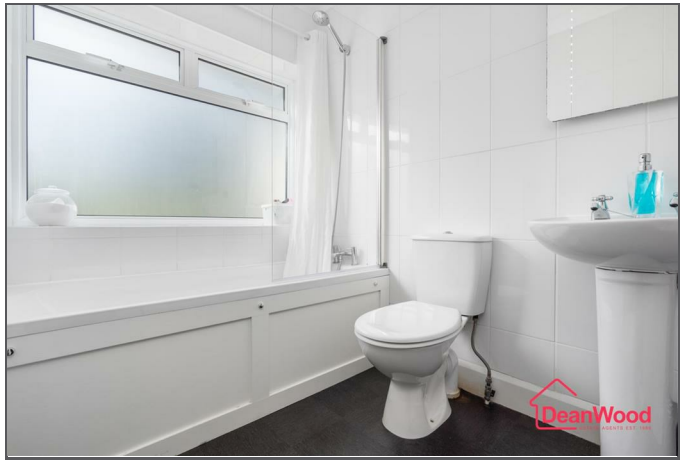
Externally, the property enjoys a large driveway, garage and substantial private gardens. The sunny garden provides plenty of space for outdoor entertaining and relaxation, while a charming tree house adds an appealing feature for younger members of the family.

The elevated position allows the property to benefit from attractive sea views, while the surrounding gardens and secluded setting provide an excellent degree of privacy. There is also potential to extend the property, subject to the necessary planning consents, offering an exciting opportunity to further enhance the accommodation and make the most of the generous plot.

Combining a highly desirable private setting with spacious accommodation, sea views, extensive gardens, garage, ample parking and future potential, 5 Booilushag presents an excellent opportunity to enjoy the peace and natural beauty of Maughold in a truly special location.

Early viewing highly recommended.





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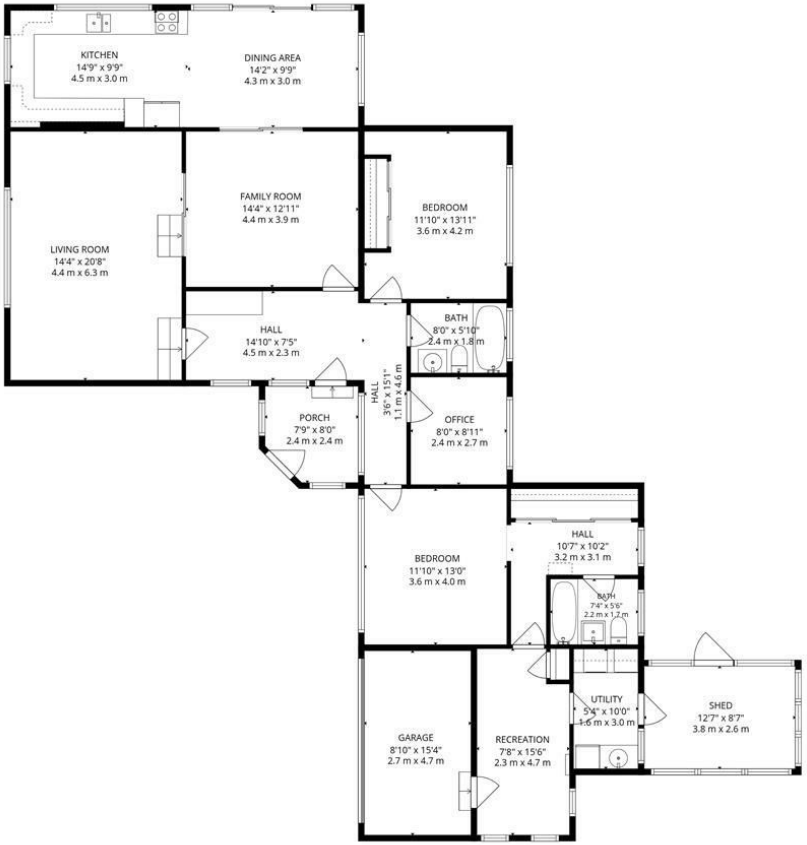

Total: 1684 sq. Ft, 156 m2
1st Floor: 1684 sq. Ft, 156 m2
Excluded Areas: Porch: 58 sq. Ft, 5 M2, Garage: 136 sq. Ft, 13 M2, Utility: 54 sq. Ft, 5 M2,
Shed: 108 sq. Ft, 10 M2, Walls: 150 sq. Ft, 15 m2

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

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