



Ballabenna Farmhouse Lhoobs Road, Foxdale, Isle Of Man, IM4 3JB  
**Asking Price £775,000**





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- Renovated farmhouse set in approximately 3 ½ acres of countryside
- Potential to create an impressive residence up to 5,000 sq ft
- Peaceful rural setting just 15 minutes' drive from Douglas
- Private sweeping driveway with superb privacy and far-reaching views
- Modernised with air source heat pump, solar panels and underfloor heating
- Stone barn with approved planning permission to extend the home
- Option to acquire further land approaching 30 acres by negotiation





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A Distinctive Farmhouse with Approved Development Potential and Exceptional Land Opportunities

Set within approximately 3 ½ acres of private countryside, including a sweeping private driveway, this beautifully renovated farmhouse offers the rare chance to enjoy immediate rural living while providing outstanding scope to create a significantly larger, bespoke country residence. There is also the option to acquire further land approaching 30 acres by separate negotiation, allowing purchasers to tailor the scale of their holding to suit their lifestyle ambitions.

Alongside the farmhouse is an attractive stone barn with approved planning permission (11/003144/B) to be sympathetically renovated and linked to the existing home. This consent offers the opportunity to create an impressive extended residence of up to approximately 5,000 sq ft, providing a superb canvas for those seeking a substantial country home of real presence and character.

The farmhouse has been thoughtfully modernised with sustainability and comfort in mind, featuring an air source heat pump, solar panels, and underfloor heating throughout, ensuring energy-efficient living without compromise. The result is a home that blends traditional rural charm with the expectations of contemporary living.

Surrounded by open countryside and far-reaching views, the property enjoys a strong sense of privacy and tranquillity, while remaining conveniently located just a 15-minute drive from Douglas. Whether envisioned as a refined family home, lifestyle retreat, or long-term legacy property, this is an exceptional opportunity in one of the Isle of Man's most unspoilt rural settings.











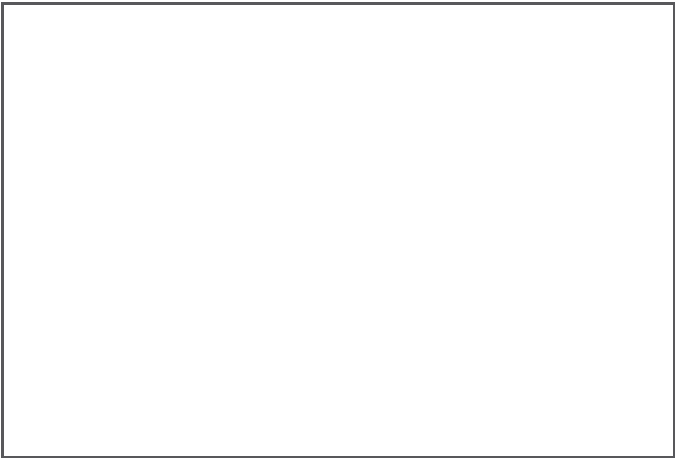












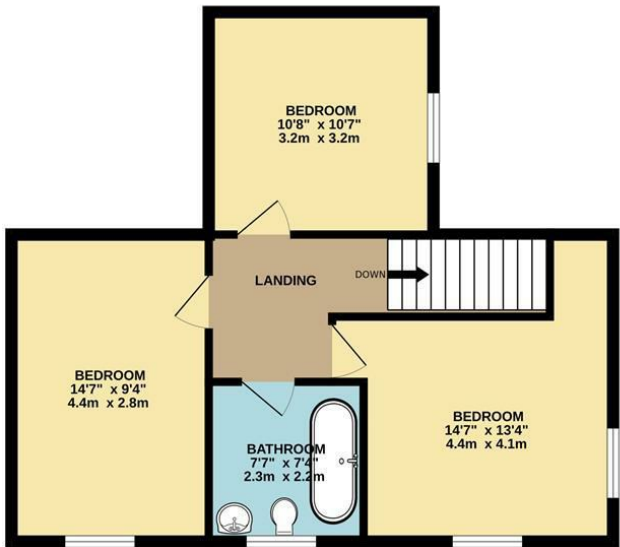


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GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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