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Ballabarlam, Croit-E-Quill Road, Laxey, IM4 7JG
Asking Price £975,000

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This detached property offers commanding elevated views across Laxey Bay. On the entry level the accommodation comprises large living room with dining room off, sun room and Kitchen with connected family room. There is another reception room, access to the integral garage and 3 bedrooms, the master having ensuite dressing room with ensuite bathroom. There is a family bathroom and hallway with staircase leading to the lower level. The property offers the opportunity for multi generation living with a further kitchen, dining area, living room, 2 bedrooms with ensuites, utility area and an abundance of store rooms. Gardens wrap around the property, mainly laid to lawn. In need of some modernisation but a viewing is highly recommended. No onward chain.



LOCATION

From Douglas travel northbound on the A2 Coast Road through Baldrine. Drive over the tramlines after entering Laxey village and take the first turning on the left onto Church Road and continue straight ahead onto the Croit E Quill Road. The property can be located after a short distance on the right hand side, clearly identified by our For Sale Board.

ENTRANCE HALLWAY

KITCHEN

20' 0" x 24' 7" (6.1m x 7.5m) max

FAMILY ROOM

26' 7" x 32' 6" (8.1m x 9.9m)

SUN ROOM

24' 3" x 16' 1" (7.4m x 4.9m)

DINING ROOM

16' 1" x 13' 5" (4.9m x 4.1m)

LIVING ROOM

26' 7" x 16' 5" (8.1m x 5m)

INTEGRAL GARAGE

17' 9" x 23' 0" (5.4m x 7m)

RECEPTION ROOM

13' 9" x 14' 1" (4.2m x 4.3m)

BATHROOM

9' 6" x 6' 7" (2.9m x 2m)

BEDROOM

14' 1" x 15' 1" (4.3m x 4.6m)

MASTER BEDROOM

18' 4" x 17' 5" (5.6m x 5.3m)

DRESSING ROOM

12' 10" x 6' 11" (3.9m x 2.1m)

ENSUITE

12' 10" x 7' 7" (3.9m x 2.3m)

BEDROOM

16' 5" x 12' 2" (5m x 3.7m)

STAIRS TO LOWER LEVEL

KITCHEN

13' 5" x 16' 5" (4.1m x 5m)

FAMILY ROOM

27' 3" x 16' 5" (8.3m x 5m)

DINING AREA

14' 5" x 16' 5" (4.4m x 5m)

FAMILY ROOM

10' 2" x 16' 1" (3.1m x 4.9m)

WC

BOILER CUPBOARD

2' 11" x 9' 2" (0.9m x 2.8m)

WORKSHOP/STORAGE

41' 4" x 8' 6" (12.6m x 2.6m)

HALLWAY

28' 7" x 12' 2" (8.7m x 3.7m)

BEDROOM

17' 9" x 10' 6" (5.4m x 3.2m)

BATHROOM

3' 11" x 10' 6" (1.2m x 3.2m)

BEDROOM

15' 9" x 16' 5" (4.8m x 5m)

ENSUITE

9' 6" x 10' 2" (2.9m x 3.1m)

EXTENSIVE STORAGE ROOMS

OUTSIDE

Large In/out tarmac driveway with extensive parking. Front boundary with wall and screen by conifer hedges. Gardens wrap around the property with mature planting and lawned areas.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

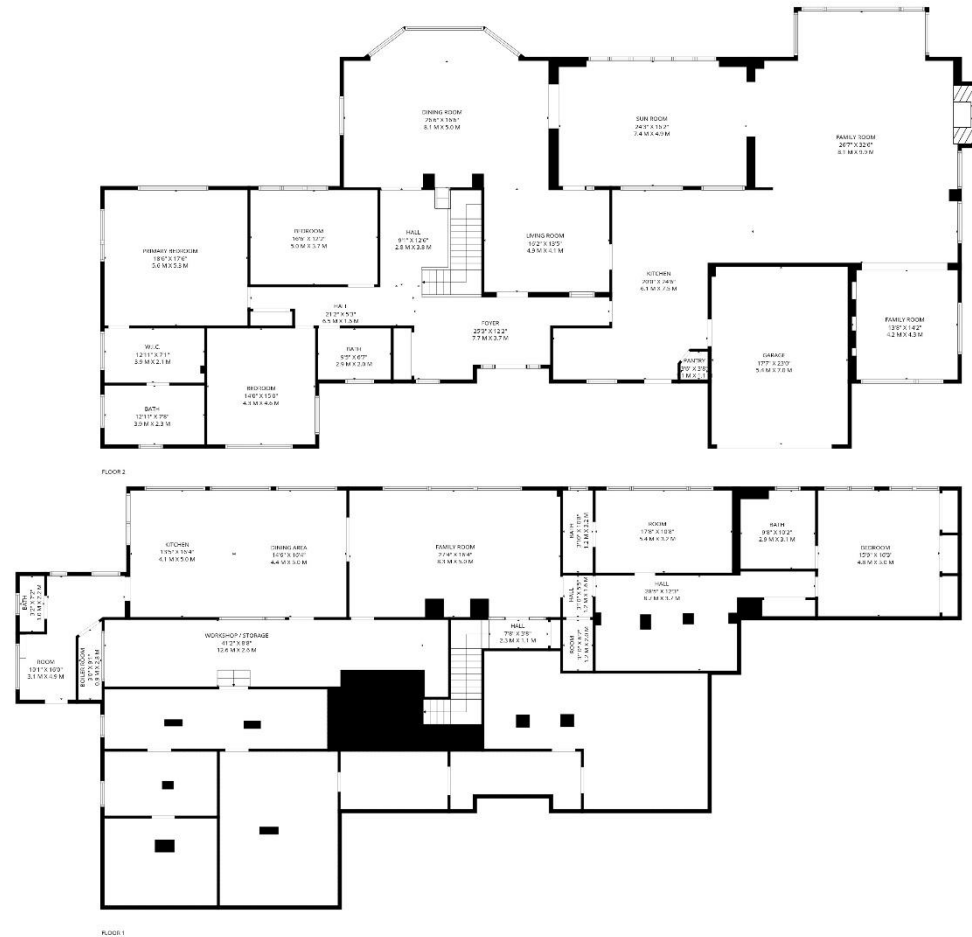












TOTAL: 6395 sq. ft, 594 m2

FLOOR 1: 2334 sq. ft, 217 m2, FLOOR 2: 4061 sq. ft, 377 m2

EXCLUDED AREAS: LOW CEILING: 1525 sq. ft, 143 m2, BOILER ROOM: 31 sq. ft, 3 m2, WORKSHOP / STORAGE: 364 sq. ft, 34 m2, GARAGE: 404 sq. ft, 38 m2, BAY WINDOW: 61 sq. ft, 6 m2, FIREPLACE: 24 sq. ft, 2 m2, WALLS: 375 sq. ft, 33 m2



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

Since 1854



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