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Ballacreggan House, Slieu Lewaigue, Maughold, IM7 1BH  
**Asking Price £525,000**

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A substantial mid-century house set on a large plot, requiring renovation/modernisation, with a stunning rural setting having superb, expansive views over farmland toward Maughold. Presently arranged as 4 bedrooms, 2 bathrooms, 3 reception rooms, kitchen, utility, conservatory, WC, integral single garage. A perfect canvas for your “grand design”.



## **LOCATION**

From Ramsey travel southboard on the Coast Road towards Laxey. Pass the turning towards Dreemskerry and follow the main road for a short distance up the hill and the property can be found on the left hand side, opposite the Rest and Be Thankful.

## **ENTRANCE PORCH**

## **ENTRANCE HALL**

22' 7" x 9' 0" (6.88m x 2.74m)

## **LIVING ROOM**

14' 0" x 20' 0" (4.26m x 6.09m)

## **CONSERVATORY**

14' 6" x 7' 8" (4.42m x 2.34m)

## **ROOM**

12' 2" x 14' 1" (3.71m x 4.29m)

## **KITCHEN**

14' 2" x 11' 5" (4.31m x 3.48m)

## **UTILITY ROOM**

10' 0" x 8' 11" (3.05m x 2.72m)

## **ROOM**

11' 3" x 10' 3" (3.43m x 3.12m)

## **BATHROOM**

6' 4" x 6' 3" (1.93m x 1.90m)

## **ATTACHED GARAGE**

9' 3" x 17' 0" (2.82m x 5.18m)

## **FIRST FLOOR**

## **BEDROOM**

14' 7" x 19' 9" (4.44m x 6.02m)

## **BEDROOM**

12' 4" x 13' 11" (3.76m x 4.24m)

## **BEDROOM**

13' 9" x 13' 11" (4.19m x 4.24m)

## **BEDROOM**

10' 7" x 9' 6" (3.22m x 2.89m)

## **BATHROOM**

5' 8" x 5' 6" (1.73m x 1.68m)

## **BATHROOM**

10' 2" x 6' 5" (3.10m x 1.95m)

## **OUTSIDE**

Approached via stone pillars, the driveway offers extensive parking/turning area. Additional single garage. Rear garden is separated into two levels, mainly laid to grass with mature shrubs to boundary but enjoying views over open countryside.

## **SERVICES**

Mains water and electricity. Private drainage. Oil central heating. Gas bottle connection for cooking.

## **VIEWING**

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

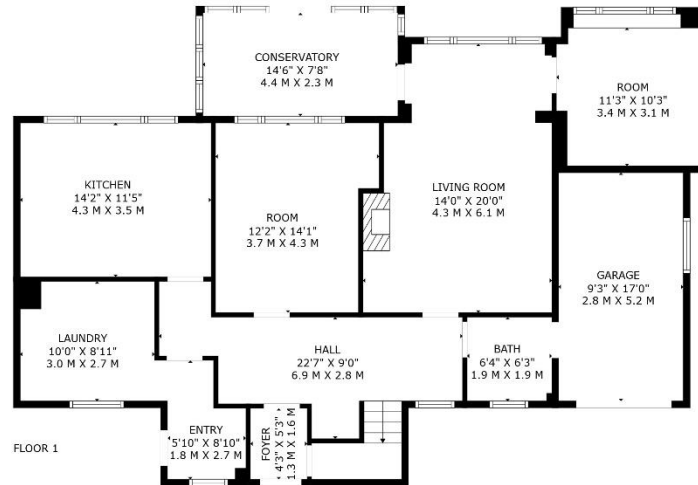
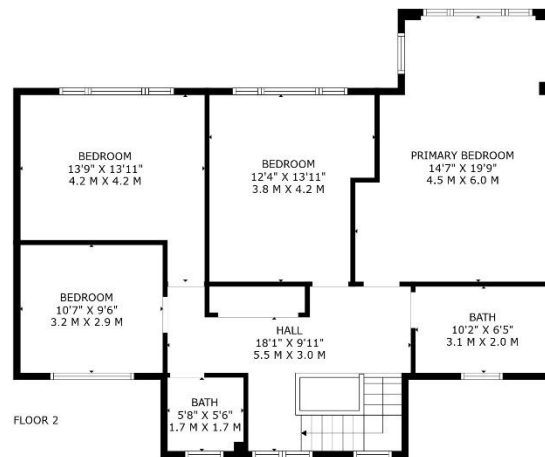
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**TOTAL: 2203 sq. ft, 204 m2**  
 FLOOR 1: 1221 sq. ft, 113 m2, FLOOR 2: 982 sq. ft, 91 m2  
 EXCLUDED AREAS: GARAGE: 157 sq. ft, 15 m2  
 WALLS: 186 sq. ft, 18 m2



Since 1854



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