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Ballaholly House, Jurby West, IM7 3AS  
**Asking Price £695,000**

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Occupying a magnificent rural setting within approximately six acres, this characterful detached farmhouse enjoys spectacular 360 degree panoramic views of the Manx countryside and Sneafell and to the sea beyond, offering a unique opportunity to create an exceptional country residence. On clear days, the views extend across the coastline towards Peel, the majestic Mountains of Mourne and even the distant shores of Scotland, creating an ever-changing backdrop throughout the seasons. The farmhouse offers spacious and versatile accommodation arranged over two floors, perfectly suited to family living. Comprising four well-proportioned bedrooms, four reception rooms and two bathrooms, the property provides ample space for growing families, those seeking a lifestyle change, or purchasers wishing to create a multi-generational home. While comfortable and full of character, the property offers exciting scope for sympathetic modernisation, allowing a new owner to create a stunning country residence tailored to their own tastes and requirements. Original features and traditional charm combine with generous room proportions to provide the perfect canvas for enhancement. Adding significantly to the appeal are the traditional Manx beach-stone barns located within the grounds. Rich in character and heritage, these outbuildings offer tremendous potential for conversion into ancillary accommodation, holiday lets, home offices, leisure facilities or workshop space, subject to obtaining the necessary planning consents. The surrounding land extends to approximately six acres and offers a wealth of possibilities, whether for equestrian pursuits, smallholding interests, hobby farming or simply enjoying the privacy and tranquillity of a rural setting. The location is equally impressive. Killane is just a short walk away, whilst miles of unspoilt sandy beaches and dramatic coastline provide endless opportunities for walking, riding, exploring and enjoying the natural beauty of the area. Despite its peaceful rural position, the property remains conveniently located just ten minutes from Ramsey, with the amenities of Jurby school, shop, cafe and doctors and Ballaugh also within easy reach.



## LOCATION

Travel out of Ramsey the A13 Jurby Road and continue until you reach The Cronk in Ballaugh. Turn right at the junction onto the A10 for approx. 1 mile, and Ballaholly House can be located on the left hand side clearly identified by a For Sale Board.

## PORCH

3' 7" x 3' 7" (1.1m x 1.1m)

## LIVING ROOM

16' 9" x 13' 9" (5.1m x 4.2m)

## OFFICE

10' 2" x 8' 10" (3.1m x 2.7m)

## KITCHEN

12' 10" x 13' 5" (3.9m x 4.1m)

## DINING ROOM

11' 2" x 8' 10" (3.4m x 2.7m)

## HALL

## STORAGE

4' 7" x 7' 3" (1.4m x 2.2m)

## SITTING ROOM

26' 11" x 16' 9" (8.2m x 5.1m)

## UTILITY

10' 6" x 13' 5" (3.2m x 4.1m)

## BATHROOM

13' 5" x 6' 7" (4.1m x 2.0m)

## RECREATION ROOM

29' 10" x 11' 6" (9.1m x 3.5m)

## FIRST FLOOR

## FRONT BEDROOM

11' 10" x 12' 10" (3.6m x 3.9m)

## BEDROOM

6' 11" x 9' 6" (2.1m x 2.9m)

## BEDROOM

9' 10" x 13' 1" (3.0m x 4.0m)

## BATHROOM

10' 6" x 9' 2" (3.2m x 2.8m)

## BEDROOM

11' 10" x 7' 7" (3.6m x 2.3m)

## OUTSIDE

Traditional Manx beach-stone barns located within the six acres;

## BARN

15' 9" x 21' 0" (4.8m x 6.4m)

## BARN

15' 9" x 13' 9" (4.8m x 4.2m)

## BARN

16' 0" x 24' 3" (4.87m x 7.4m)

## SERVICES

Mains water and electricity. Private drainage. Oil heating.

## VIEWING

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

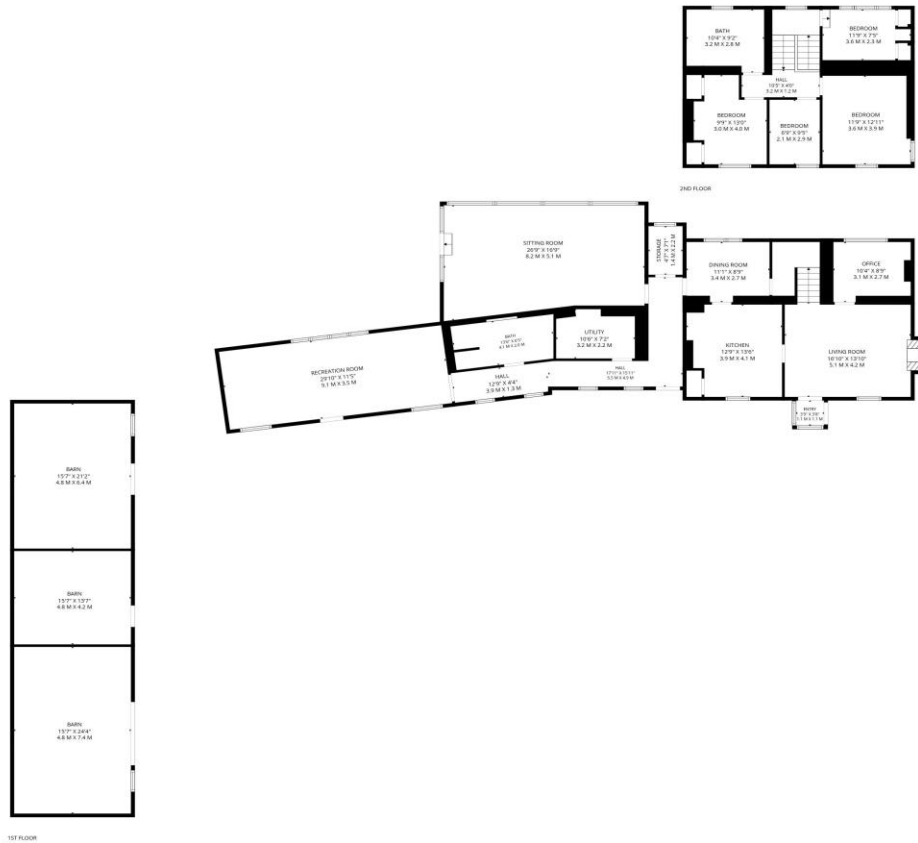
## POSSESSION

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: 2428 sq. ft, 226 m2**

1st floor: 1753 sq. ft, 163 m2, 2nd floor: 675 sq. ft, 63 m2

EXCLUDED AREAS: BARN: 931 sq. ft, 87 m2, UTILITY: 86 sq. ft, 8 m2, STORAGE: 33 sq. ft, 3 m2, FIREPLACE: 11 sq. ft, 1 m2, WALLS: 270 sq. ft, 25 m2

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



Since 1854



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