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Ballacregga, Vicarage Road, Douglas, IM4 2AE
Asking Price £2,250,000

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Ballacregga is an exceptional detached country residence occupying approximately five acres of beautifully landscaped gardens in one of the Island's most desirable locations on the outskirts of Douglas. Offering privacy, space and versatility, this impressive estate enjoys a peaceful setting whilst remaining just a short drive from Douglas town centre and its excellent amenities. The principal house requires substantial modernisation and refurbishment, offering excellent scope to create a magnificent family home.



LOCATION

Travel out of Douglas on the Peel Road through Quarterbridge roundabout. Continue straight ahead until you reach the roundabout at Braddan Church. Turn left and travel up the hill and turn right onto Vicarage Road. The entrance drive to Ballacregga can be located on the right hand side after a short distance.

ACCOMMODATION

The principal residence provides generous family accommodation, centred around three reception rooms offering ample space for everyday living and entertaining. A spacious dining kitchen forms the heart of the home, whilst the first floor offers four well-proportioned bedrooms, two benefiting from en-suite facilities. Large windows throughout enjoy delightful views across the surrounding gardens, filling the home with natural light. A particular highlight is the substantial detached converted barn, providing beautifully presented additional accommodation with two reception rooms, a spacious dining kitchen and three generous bedrooms. Offering excellent flexibility, it is ideally suited to multi-generational living, guest accommodation, a home business or a variety of other uses, subject to any necessary consents. The grounds are a defining feature extending to approximately five acres of mature landscaped

gardens with sweeping lawns, established trees, colourful planted borders, a picturesque fish pond and former orchard. A shaped outdoor swimming pool requires full recommissioning, while generous parking, useful outbuildings and extensive driveway access complete this remarkable estate. Additional farmland of approximately 58 acres may be available by separate negotiation. Combining a substantial family residence, a versatile detached barn and magnificent grounds, Ballacregga presents a rare opportunity to acquire one of the area's finest country homes

SERVICES

Mains water and electricity. Oil central heating. Septic tank.

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

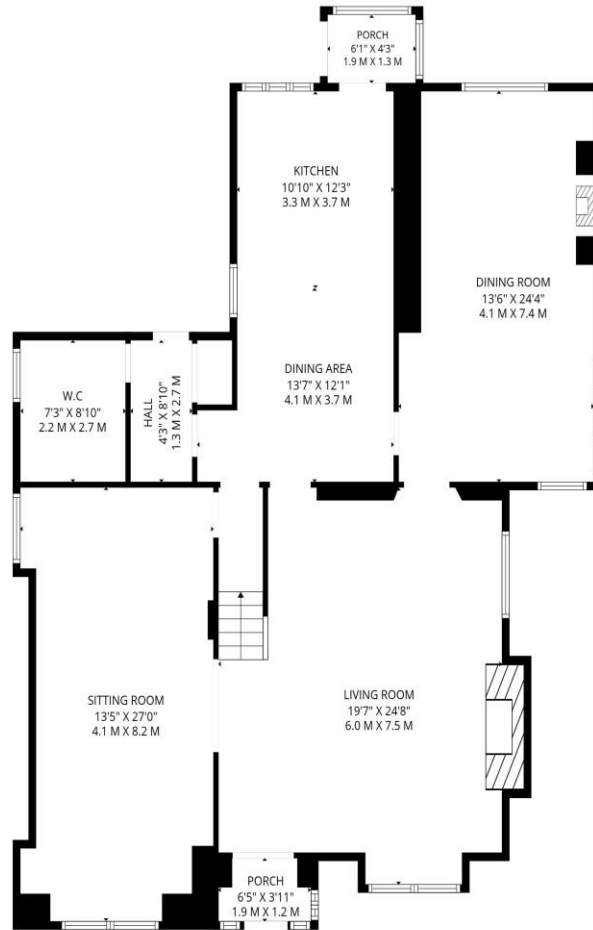
not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error 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.



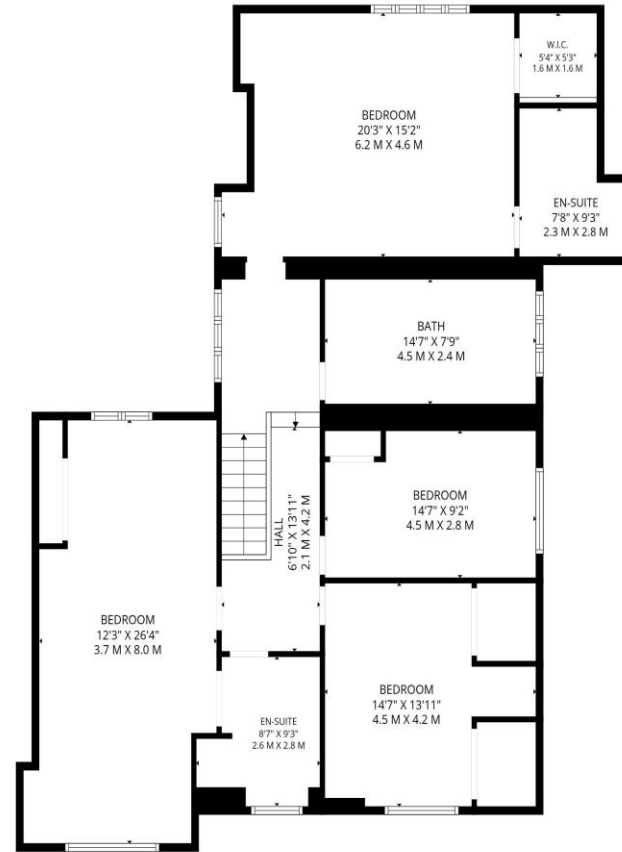








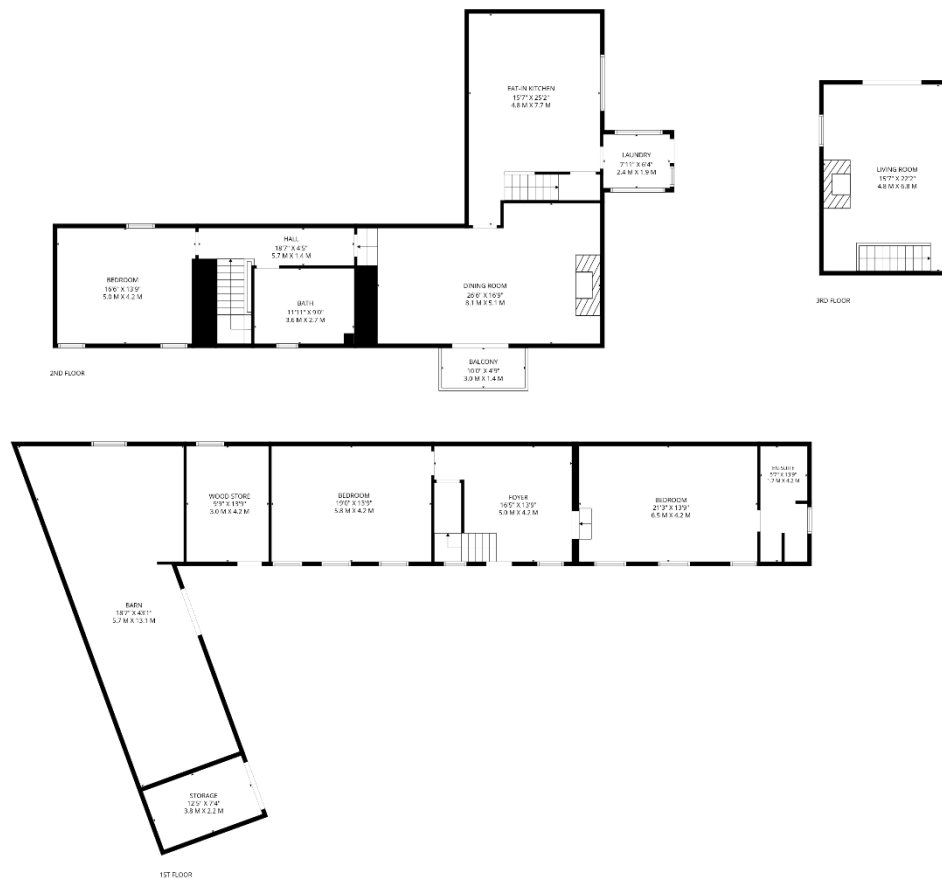
1ST FLOOR



2ND FLOOR

TOTAL: 3028 sq. ft, 281 m2
 1st floor: 1566 sq. ft, 145 m2, 2nd floor: 1462 sq. ft, 136 m2
 EXCLUDED AREAS: PORCH: 51 sq. ft, 4 m2, FIREPLACE: 13 sq. ft, 1 m2, WALLS: 191 sq. ft, 19 m2

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



TOTAL: 2573 sq. ft, 239 m2

1st floor: 883 sq. ft, 82 m2, 2nd floor: 1343 sq. ft, 125 m2, 3rd floor: 347 sq. ft, 32 m2

EXCLUDED AREAS: STORAGE: 93 sq. ft, 9 m2, BARN: 572 sq. ft, 53 m2, WOOD STORE: 135 sq. ft, 13 m2, BALCONY: 47 sq. ft, 4 m2, WALLS: 299 sq. ft, 27 m2

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Since 1854



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