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Ballavarteen West, Grenaby Road, Regaby, IM7 4AN
Asking Price £775,000

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Chrystals Estate Agents are delighted to present Ballavarteen West, an exceptional detached rural farmhouse occupying a truly outstanding position with breathtaking 360-degree panoramic views over open farmland towards the northern hills and Maughold Head. Set back from a quiet country lane in approximately 1.2 acres, this is a rare opportunity to acquire a light, spacious and impeccably presented, recently decorated rural home that offers both enviable privacy and surprising convenience, being just five minutes' drive from both Ramsey and Andreas. The accommodation is bright, airy and beautifully proportioned throughout, with wooden flooring to much of the ground floor. The impressive dual-aspect Lounge (21'4 x 12'0) enjoys views to both front and rear and features a multi-fuel burner set on a granite hearth with marble surround. The stunning Kitchen Diner (21'4 x 12'8) is a particular highlight, fitted with a superb range of matt white and grey base units with granite work surfaces, central island with breakfast bar, Rangemaster Toledo, inset sink and space for an American-style fridge freezer.



The first floor offers three well-appointed double bedrooms and two contemporary bathrooms, including an en-suite, all benefiting from the property's elevated outlook and natural light. Externally, the property is approached via a private entrance leading to generous gardens and grounds. To the rear are detached outbuildings offering tremendous potential for conversion to further accommodation, holiday let, home office or studio, subject to necessary planning consent, adding significant value and versatility to an already outstanding offering (PA 23/00725/B). Ballavarteen West represents a truly exceptional lifestyle purchase - a genuine rural retreat with far-reaching views, yet within easy reach of amenities. *Freehold. No onward chain. Early viewing is highly recommended to fully appreciate the location and views.*

LOCATION

Travelling from Ramsey to Andreas via Andreas Road. Pass through the Dhoor and continue to Regaby. Upon reaching the Regaby Crossroads turn right onto the Nassau Road then take the next left hand turn onto the Grenaby Road. The property is approximately 200 metres on the left and clearly identified by our For Sale Board.

ENTRANCE PORCH

4' 7" x 3' 11" (1.4m x 1.2m)

ENTRANCE HALL

4' 7" x 16' 9" (1.4m x 5.1m)

LOUNGE

12' 2" x 11' 10" (3.7m x 3.6m)

SITTING AREA

11' 2" x 9' 2" (3.4m x 2.8m)

KITCHEN 14' 1" x 12' 2" (4.3m x 3.7m)

DINING AREA

14' 1" x 9' 2" (4.3m x 2.8m)

CONSERVATORY

12' 6" x 11' 2" (3.8m x 3.4m)

UTILITY

4' 11" x 10' 2" (1.5m x 3.1m)

REAR PORCH

STORE CUPBOARD

SEPARATE WC 5' 3" x 5' 3" (1.6m x 1.6m)

FIRST FLOOR

MASTER BEDROOM

12' 6" x 11' 10" (3.8m x 3.6m)

ENSUITE 4' 7" x 8' 6" (1.4m x 2.6m)

BEDROOM 12' 2" x 11' 10" (3.7m x 3.6m)

BEDROOM 11' 2" x 9' 2" (3.4m x 2.8m)

BATHROOM 11' 6" x 9' 2" (3.5m x 2.8m)

OUTSIDE

Gated entrance with parking apron for several vehicles. Sitting in approx 1.2 acres laid to lawn with good fencing to boundaries. Meadow of wild flowers. Fire pit. Paved patio area.

Car Port: 7m x 9.9m (23'1 x 32'7)

Store Room: 3.5m x 6.4m (11'7 x 21'10)

Store: 3.5m x 1.6m (11'7' x 5'2)

Room: 4.6m x 4.8m (15'1 x 15'8)

Room: 4.6m x 3.7m (15'1 x 12')

Room: 4.6m x 7.8m (15'1 x 25'7)

SERVICES

Mains water and electricity. Private 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.

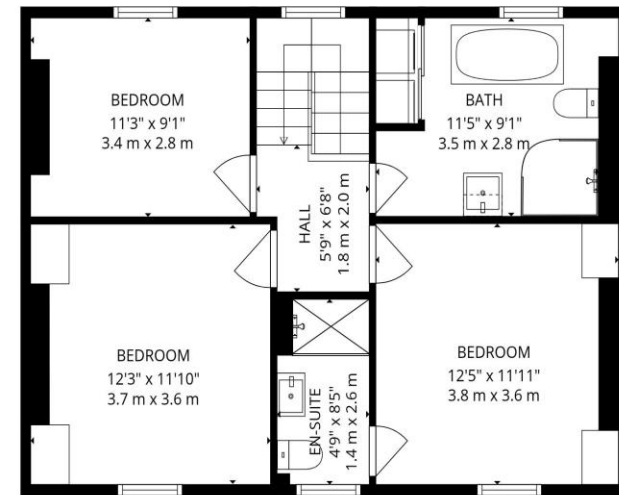
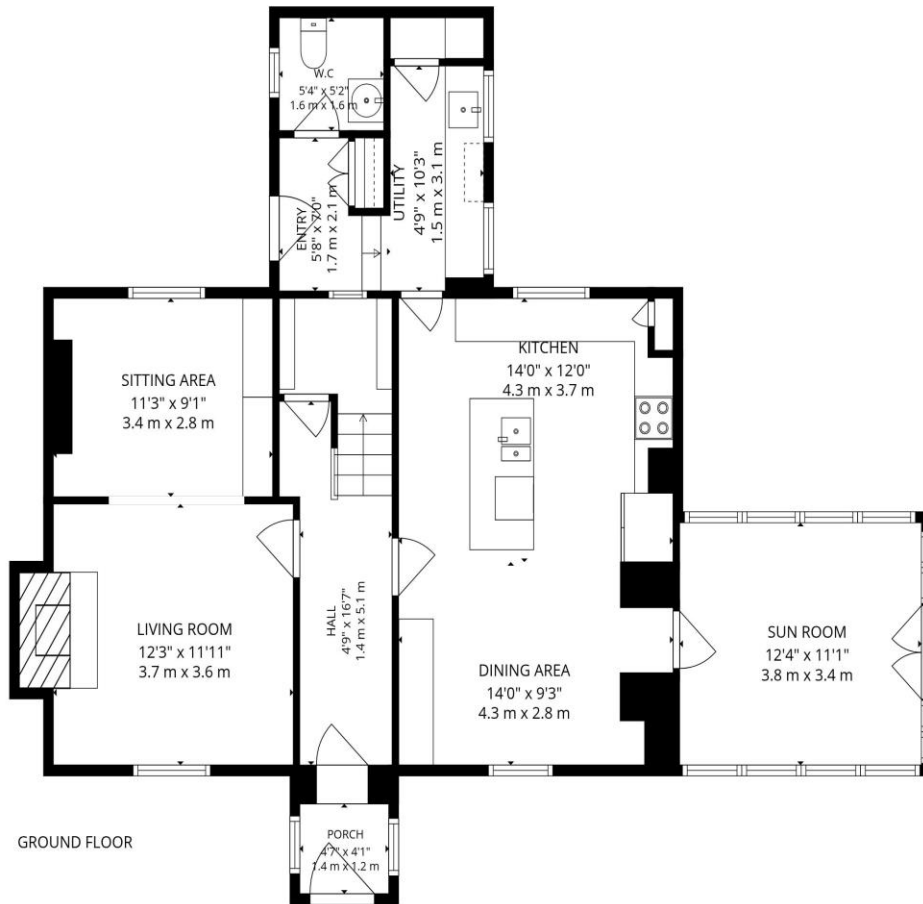
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Total: 1550 sq. Ft, 144 m2

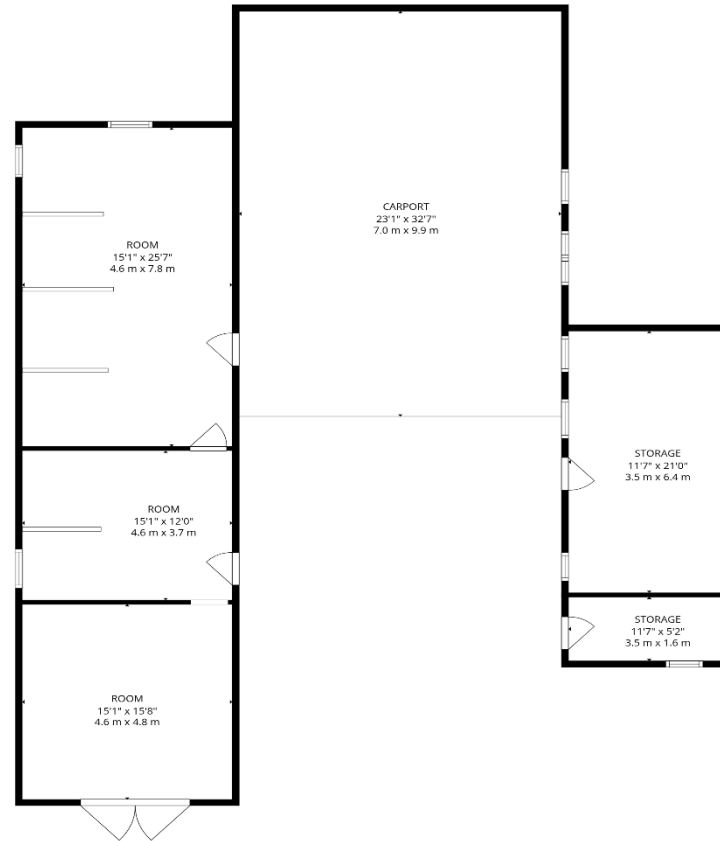
Ground Floor: 910 sq. Ft, 85 M2, 1st Floor: 640 sq. Ft, 59 m2

Excluded Areas: Porch: 19 sq. Ft, 2 M2, Utility: 49 sq. Ft, 5 M2, Fireplace: 11 sq. Ft, 1 M2,

Walls: 133 sq. Ft, 11 m2



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



**planning consent for
conversion to a 2-bed dwelling
for either residential or
tourism use (planning
reference: PA 23/00725/B)**



Total: 0 sq. Ft, 0 m2
 1st Floor: 0 sq. Ft, 0 m2
 Excluded Areas: Room: 813 sq. Ft, 75 M2, Storage: 308 sq. Ft, 29 M2, Carport: 753 sq. Ft, 70 M2,
 Walls: 138 sq. Ft, 13 m2

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Since 1854



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