

Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im

FOR SALE EXCEPTIONAL BARN CONVERSION

Ballavarkish Barns & 6.5 acres, Lower
Ballavarkish, Ballabeg,
Isle of Man, IM9 4HD
Asking price: £395,000



- Exceptional 6.5 acre rural setting with breathtaking countryside and coastal views
- Full permitted planning permission for a luxury four bedroom barn conversion with detached garage
- Planning approval valid until April 2028
- Secluded location offering total privacy while remaining close to Ballabeg and southern amenities

Description

A rare and exceptional opportunity has arisen to acquire Ballavarkish Barns, an impressive collection of traditional Manx stone barns set within 6.5 acres of open pasture. Forming part of a small and historic rural hamlet, the property enjoys an atmosphere of privacy, peace and authentic countryside charm, surrounded by only a handful of neighbouring dwellings. The barns occupy a beautifully

www.chrystals.co.im

secluded position with uninterrupted views stretching across the rolling landscape towards the south coast, and further upward to Snaefell and the Round Table, reflecting the dramatic scenery for which this area is so highly regarded.

The barns benefit from permitted planning permission for a full residential conversion, allowing the transformation of the redundant agricultural buildings into a single, bespoke dwelling complemented by a detached garage. The approved scheme includes a single storey extension to the south elevation, designed to create a generous open-plan living space, alongside proposals for external landscaping, a newly formed driveway and the installation of a new sewer treatment system. The planning permission, reference 23/01192/B, remains valid until April 2028, providing ample time for the next owner to bring this remarkable project to life.

The approved design begins with four well-proportioned bedrooms, two of which feature their own en-suite facilities, complemented by a main family bathroom. Beyond the bedroom accommodation, the layout develops into a beautifully conceived series of living spaces, including a cosy snug, an elegant library, a substantial kitchen paired with a spacious dining area, and a dedicated office, all designed to integrate seamlessly with the historic character of the barns. A large terrace has been carefully positioned to maximise the property's expansive countryside outlook, while an air source heat pump forms part of the permitted specification, supporting an efficient and sustainable heating system. A separate detached garage completes the plan, making the finished home both practical and architecturally impressive.

Ballavarkish Barns present far more than a development opportunity, they offer the chance to craft an exceptional home in one of the island's most naturally beautiful settings. With its combination of history, space, tranquillity and planning-ready potential, this is a property

that invites imagination and rewards ambition, promising a lifestyle deeply connected to the landscape and heritage of the Manx countryside.

LOCATION

Travelling from Port Erin through Colby and Ballabeg on the A7, turn left at the sharp bend in Ballabeg Village and then 2nd right onto Grenaby Road. Proceed for approximately half a mile. Turn right into the farm lane just before the cottage and continue along where the barns are located as the 2nd property on your left.

ACCESS

Beyond the main road, the property is accessed via a full right of way over a shared lane (owned by a neighbouring property).

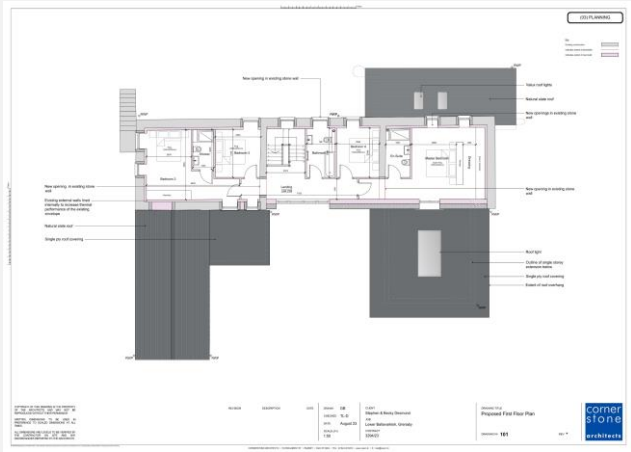
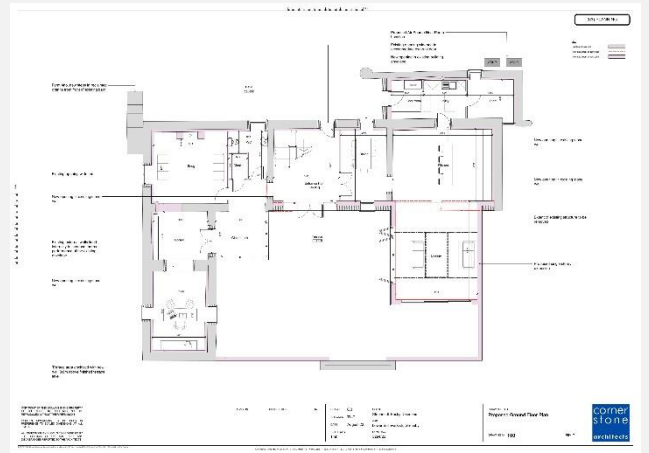
SERVICES

Mains water and electricity and telephone are available nearby. Private drainage will need to be installed.

POSSESSION

Vacant possession of barns and land on completion.





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. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.