



Tree Skibbaltyn Cordeman Road, Ballasalla, Isle Of Man, IM9
3AJ

Asking Price £1,200,000

- Superb stone-built barn conversion in a picturesque rural St Marks setting
 - Farmhouse style kitchen featuring handcrafted units
- Detached double garage and extensive private courtyard parking available
- Stunning countryside, hill and distant sea views throughout the property
- Five bedrooms including two excellent suites with en-suite facilities
- Spacious accommodation with three reception rooms, conservatory and separate study
- Approximately five acres of gardens, grounds and adjoining pasture land



reeskibbaltyn is a superb stone-built barn conversion situated in a delightful rural setting on Cordeman Road, St Marks, enjoying stunning countryside, hill and distant sea views. This impressive home offers spacious, beautifully presented accommodation with an abundance of character throughout, blending traditional charm with modern comfort and offering an exceptional degree of privacy.

The welcoming reception hall features a striking granite stone arch, oak staircase and galleried landing, setting the tone for the accommodation beyond. The property boasts three generous reception rooms including a magnificent sitting room with a Manx stone fireplace and log burning stove, an elegant dining room and a versatile games room. A delightful conservatory takes full advantage of the uninterrupted rural and coastal outlook, whilst a separate study/snug provides an ideal retreat.

At the heart of the home is a beautifully appointed farmhouse style breakfast kitchen fitted with handcrafted solid wood units, slate work surfaces and a traditional Aga, complemented by a utility/boot room.

The first floor provides two excellent bedroom suites, including a superb principal suite with dressing area and en-suite shower room, together with three further bedrooms and a family bathroom. Character features including exposed beams and trusses combine beautifully with the light and airy layout.

Externally, the property is approached via a private lane leading to an expansive courtyard providing ample parking and access to a detached double garage. The surrounding grounds extend to approximately five acres, incorporating formal lawned gardens, feature rockeries, mature hedging and adjoining pasture land, all enjoying the peace and beauty of the surrounding countryside and creating a truly special rural lifestyle opportunity.













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TOTAL: 4233 sq. ft, 393 m2

1st floor: 2319 sq. ft, 215 m2, 2nd floor: 1914 sq. ft, 178 m2
EXCLUDED AREAS: UTILITY: 55 sq. ft, 5 m2, GARAGE: 459 sq. ft, 43 m2, LOW CEILING: 85 sq. ft, 8 m2,
OPEN TO BELOW: 136 sq. ft, 13 m2, " ": 44 sq. ft, 4 m2, WALLS: 369 sq. ft, 35 m2

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



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