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Ballalheannag Gardens, Baldhoon Road, Laxey, IM4 7QB
Asking Price £895,000

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A most unusual, exciting and quite unique opportunity to purchase a country property with huge potential. A former garden nursery that will be fondly remembered by many. The garden had the distinction of being voted the 5th favourite garden in Britain to visit in 2000 by Telegraph readers. Principal lodge style house over 2 stories. Werth of mature trees, bushes, walks and tracks plus a small waterfall for the keen explorers. In all approx. 20.6 acres of rural charm. Relic farm buildings in Field 2124. Viewings will be available week beginning 20th July.



LOCATION

The property can be located by either the Creg Ny Baa Back Road or from Church Road, Lonan. With the junction signposted Glen Roy continue for approx. ½ mile and the entrance is located on the left hand side by the bend in the road, clearly identified by our For Sale Board.

ENTRANCE HALL

14' 1" x 16' 9" (4.3m x 5.1m)

DINING ROOM

15' 9" x 13' 1" (4.8m x 4.m)

LIVING ROOM

14' 1" x 23' 11" (4.3m x 7.3m)

KITCHEN

15' 5" x 10' 6" (4.7m x 3.2m)

BATHROOM

6' 11" x 10' 6" (2.1m x 3.2m)

BEDROOM

13' 9" x 12' 2" (4.2m x 3.7m)

BEDROOM

17' 5" x 11' 10" (5.3m x 3.6m)

FIRST FLOOR

BEDROOM

15' 9" x 10' 6" (4.8m x 3.2m)

BEDROOM

24' 7" x 19' 4" (7.5m x 5.9m)

WALK IN DRESSING ROOM

8' 10" x 6' 7" (2.7m x 2.m)

BEDROOM

17' 5" x 23' 11" (5.3m x 7.3m) Max

WALK-IN DRESSING ROOM

8' 6" x 4' 11" (2.6m x 1.5m)

LOWER GROUND FLOOR

BASEMENT ROOM

13' 1" x 29' 2" (4.m x 8.9m)

BASEMENT ROOM

11' 2" x 24' 3" (3.4m x 7.4m)

ATTACHED GARAGE

14' 1" x 23' 11" (4.3m x 7.3m)

OUTSIDE

In all approx 20.6 acres includes mature woodland and gardens.

SERVICES

Mains electricity. Private drainage. Oil central heating. Private water supply via a small dam (requiring work).

VIEWING

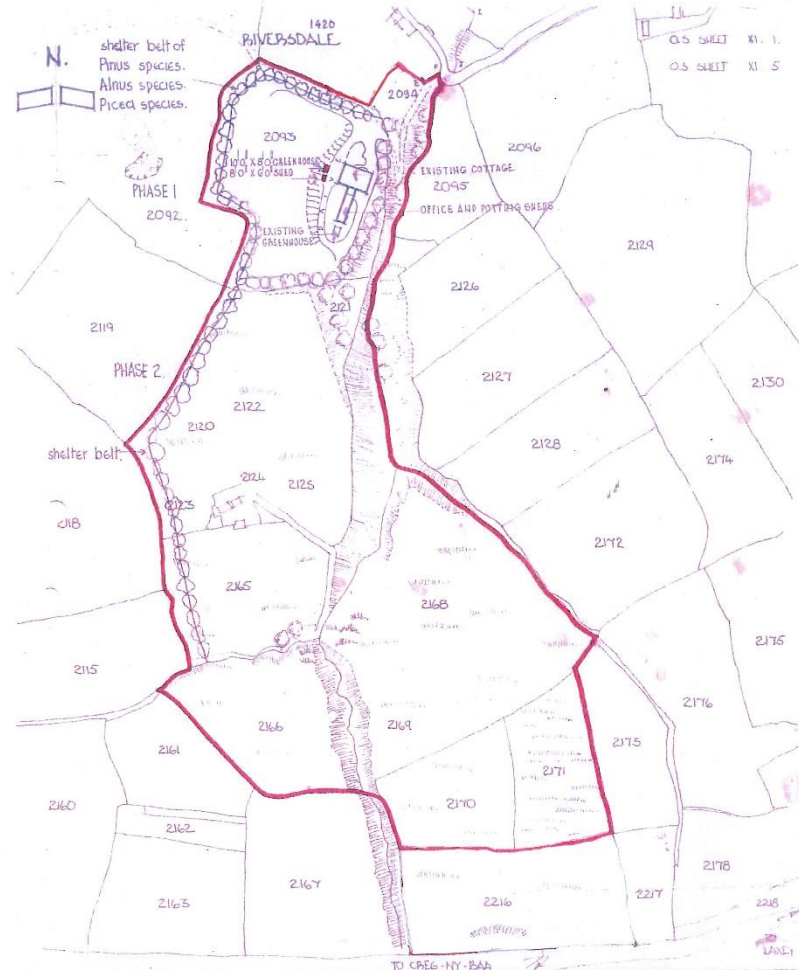
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant on completion. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







DAVIDSON, MARSH & COMPANY,
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Telephone Ramsey 3315

detail	PROPOSED 100' X 80' GREENHOUSE AND 80' X 100' ADJ. AT BOLLAHREARNS GLEN FRY, LOMAH FOR J. DAVO BROS.		
scale	1:2500	drawing number	
date	OCTOBER 1977	591/3	1.
drawn by			



TOTAL: 2684 sq. ft, 250 m2

1st floor: 277 sq. ft, 26 m2, 2nd floor: 1342 sq. ft, 125 m2, 3rd floor: 1065 sq. ft, 99 m2
 EXCLUDED AREAS: GARAGE: 338 sq. ft, 31 m2, BASEMENT: 388 sq. ft, 36 m2, LOW CEILING: 59 sq. ft, 5 m2,
 WALLS: 257 sq. ft, 24 m2



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

Since 1854



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