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Ballacomish Farm, Arbory, IM9 4HJ
Asking Price £1,395,000

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Ballacomish Farm is an impressive country residence occupying an elevated and peaceful setting in approximately 7 acres of private gardens and paddock land. Accessed by a sweeping driveway, the property enjoys stunning, uninterrupted panoramic views across the south of the Island and out to the sea. The estate comprises a collection of buildings, including the beautifully presented main farmhouse, featuring a large hallway with galleried landing, generous living room, cosy snug, spacious dining kitchen, utility room, three bedrooms, and three bathrooms. In addition, there is an annex offering a sitting room/bar area, WC, and bedroom, together with a stable block and a further outbuilding. There is also an opportunity to acquire an additional 10 acres of adjoining land, available by separate negotiation at an asking price of £100,000.



LOCATION

Travelling on the A7 through Colby towards Castletown turn left at the Colby 'Clock' and proceed up the Glen Road for approx. 2 miles. The entrance to the drive leading to the property is located on the left.

MAIN FARMHOUSE

ENTRANCE PORCH

5' 1" x 4' 7" (1.55m x 1.40m)

ENTRANCE HALLWAY

13' 1" x 12' 5" (3.98m x 3.78m)

Staircase leading to first floor.

LIVING ROOM

25' 9" x 13' 7" (7.84m x 4.14m)

SNUG

13' 8" x 12' 5" (4.16m x 3.78m)

DINING KITCHEN

27' 1" x 13' 0" (8.25m x 3.96m)

UTILITY

13' 1" x 6' 5" (3.98m x 1.95m)

Door to:

W.C.

3' 8" x 6' 5" (1.12m x 1.95m)

FIRST FLOOR

GALLERIED LANDING

BEDROOM 1

13' 7" x 13' 3" (4.14m x 4.04m)

Archway to:

DRESSING ROOM

12' 2" x 11' 3" (3.71m x 3.43m)

EN-SUITE BATHROOM

9' 11" x 9' 9" (3.02m x 2.97m)

BEDROOM 2

13' 0" x 12' 5" (3.96m x 3.78m)

BEDROOM 3

13' 0" x 13' 0" (3.96m x 3.96m)

BATHROOM

9' 9" x 7' 3" (2.97m x 2.21m)

OUTSIDE

ANNEX

ENTRANCE HALL

6' 1" x 6' 5" (1.85m x 1.95m)

Staircase to first floor.

SITTING ROOM/BAR

21' 8" x 10' 10" (6.60m x 3.30m)

W.C.

4' 5" x 5' 9" (1.35m x 1.75m)

FIRST FLOOR

BEDROOM/OFFICE

28' 1" x 10' 0" (8.55m x 3.05m)

STABLE BLOCK

Suitable for conversion subject to planning permission.

STABLE 1

18' 6" x 18' 7" (5.63m x 5.66m)

STABLE 2

18' 8" x 14' 5" (5.69m x 4.39m)

SUN ROOM

16' 3" x 10' 0" (4.95m x 3.05m)

STORAGE ROOM 1

18' 8" x 7' 4" (5.69m x 2.23m)

STORAGE ROOM 2

18' 6" x 6' 8" (5.63m x 2.03m)

STORAGE ROOM 3

9' 1" x 6' 0" (2.77m x 1.83m)

W.C.

9' 1" x 7' 8" (2.77m x 2.34m)

FIRST FLOOR

STORAGE ROOM

40' 3" x 18' 8" (12.26m x 5.69m)

OUTBUILDING

Suitable for conversion subject to planning permission.

STORAGE AREA 1

16' 5" x 15' 1" (5.00m x 4.59m)

STORAGE AREA 2

15' 1" x 11' 6" (4.59m x 3.50m)

FIRST FLOOR

STORAGE ROOM

27' 11" x 15' 1" (8.50m x 4.59m)

GARDENS

Extensive grounds of approximately 7 acres, including a paddock and several garden areas, with paved areas, lawns, mature shrubs and trees. There is also an opportunity to acquire an additional 10 acres of adjoining land, available by separate negotiation at an asking price of £100,000.

SERVICES

Mains water and electricity. Private drainage. Oil central heating.

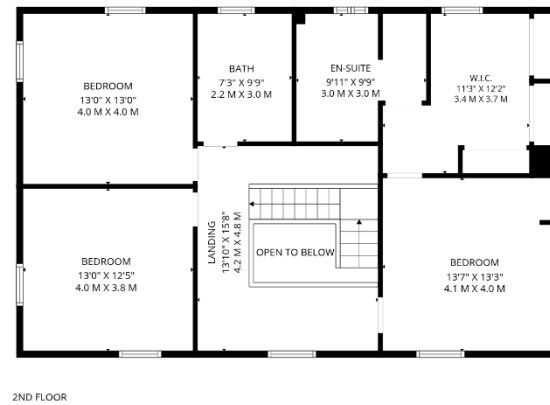
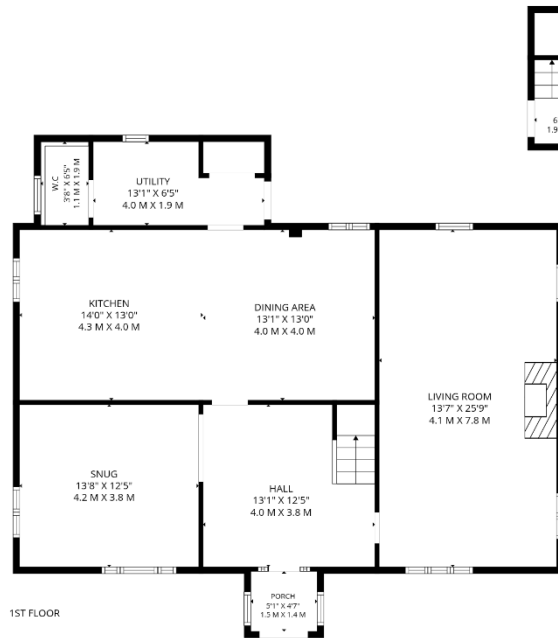
POSSESSION

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TOTAL: 2575 sq. ft, 240 m2

1st floor: 1383 sq. ft, 129 m2, 2nd floor: 1192 sq. ft, 111 m2

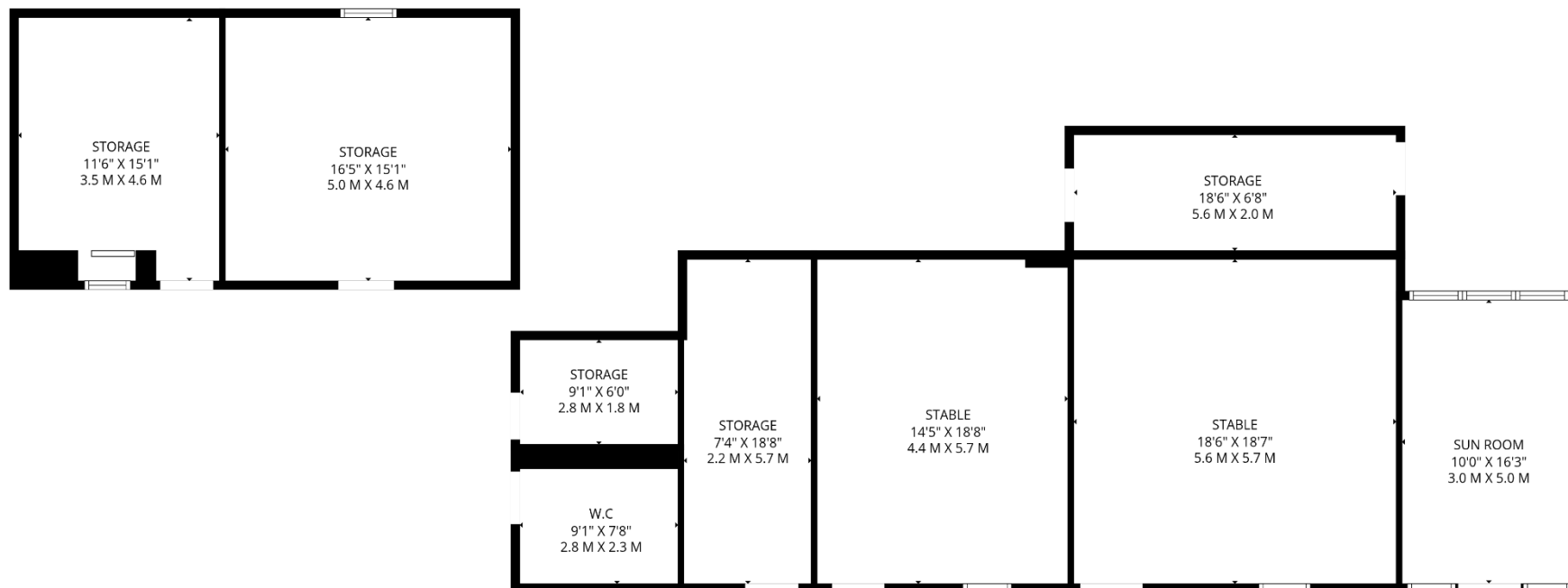
EXCLUDED AREAS: PORCH: 23 sq. ft, 2 m2, UTILITY: 70 sq. ft, 6 m2, BEDROOM / OFFICE: 113 sq. ft, 11 m2,

OPEN TO BELOW: 32 sq. ft, 3 m2, WALLS: 226 sq. ft, 20 m2



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

Stable Block and Outbuildings Showing Ground Floor Only



Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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