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Ballavayre Cottage, Ballakilpheric, Colby, IM9 4BX
Asking Price £450,000

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Beautifully extended Manx stone cottage located in a most sought after semi-rural location enjoying excellent rural views across open countryside and towards the southern coastline. Easy access to all surrounding southern villages and just a 15 minute drive to the Island's Airport. The extensive accommodation comprises a cosy snug, dining room, superb garden room, well fitted kitchen, good sized lounge, shower room and sun room to the ground floor. Upstairs are 4 bedrooms, en-suite shower room, en-suite bathroom and main bathroom. A gated entrance leads to a large lawned front garden with wonderful, far reaching views towards the coastline and generous driveway. The rear low maintenance garden with large patio area. Single garage. Viewing is highly recommended to appreciate this lovely home and stunning location.





LOCATION

Travelling from Port Erin towards Colby on the A7 turn left at the Old Chapel signposted to Ballakilpheric. Proceed ahead for approximately 1 mile to where Ballavayre Cottage is located on the left hand side.

ENTRANCE PORCH

HALL

Staircase leading to first floor.

SNUG

9' 1" x 13' 7" (2.780m x 4.150m)

Super views across open fields and towards coastline. Feature Manx stone open fireplace. Beamed ceiling. Understairs cupboard. Opening to:

KITCHEN

12' 4" x 7' 5" (3.764m x 2.266m)

Excellent range of wall and base units with worktops incorporating 1½ bowl sink unit, tiled splashbacks, electric oven, microwave, electric hob, dishwasher, washing machine, integrated fridge freezer, tiled splashbacks. Beamed ceiling.

DINING ROOM

15' 4" x 14' 2" (4.680m x 4.311m)

Fabulous views over open fields towards southern coastline. Beamed ceiling. Manx stone fireplace with log burning stove. Opening to:

SUN ROOM

12' 11" x 10' 3" (3.949m x 3.120m)

Wonderful high vaulted ceiling with glass roof. Tiled floor. French doors leading to rear garden. Fitted shelving. Cupboard housing oil central heating boiler.

LOUNGE

14' 11" x 23' 6" (4.548m x 7.160m)

Large reception with excellent open views across Manx countryside and towards southern coastline. Sliding patio doors to front garden and patio area. Door to:

INNER HALL

SHOWER ROOM

Fitted suite comprising shower enclosure, wash hand basin and w.c., fully tiled walls, tiled floor, Xpelair.

GARDEN ROOM

19' 7" x 15' 0" (5.971m x 4.578m)

Fabulous light and airy room affording much natural light from 9 Velux roof lights. Fabulous, feature pine ceiling. Superb rural views towards the coastline. Wood burning stove. Wood flooring Sliding patio doors to front garden. Kitchenette area incorporating worktops with stainless steel sink unit, electric hob, tiled splashbacks, breakfast bar, extractor fan, pine ceiling. Cloaks cupboard.

FIRST FLOOR

OPEN LANDING

Overlooking the sun room with excellent storage space. Velux roof light.

BATHROOM

Well-appointed suite comprising panelled bath with shower over, wash hand basin and w.c. Airing cupboard.

BEDROOM 4

10' 10" x 7' 1" (3.311m x 2.163m)

Lovely open countryside views towards coastline. Loft access.

BEDROOM 2

11' 2" x 10' 10" (3.408m x 3.307m)

Excellent open views towards coastline. Exposed beams to ceiling. 2 sets of built-in wardrobes.

EN-SUITE BATHROOM

Suite comprising panelled bath with shower attachment, wash hand basin, w.c., tiled splashbacks, half tiled walls. Stunning rural views.

BEDROOM 3

11' 0" x 11' 11" (3.354m x 3.626m)

Delightful rural views. Built-in double wardrobe. Loft access.

BEDROOM 1

16' 3" x 15' 2" (4.943m x 4.620m)

Large double with super uninterrupted countryside views extending to the southern coastline. Excellent range of built-in bedroom furniture.

EN-SUITE SHOWER ROOM

Pretty rural views. Shower enclosure, wash hand basin and w.c., half tiled walls and half PVC wallboards.

OUTSIDE





Since 1854



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