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Little Ballakewin, Foxdale Road, Ballasalla, IM9 3ET
Asking Price £899,000

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A wonderful country property offering superb amenities close-by, yet enjoying privacy and excellent open rural views towards South Barrule. The main house has been refurbished to high specification with accommodation comprising superb open plan kitchen/dining/family room with bi-fold doors leading to outside decked area and gardens, lounge, snug, conservatory, study, 3 double bedrooms, cloakroom, luxury en-suite bathroom and family bathroom. There is an additional well appointed self-contained annex with double bedroom, lounge/kitchen and bathroom. The surrounding grounds are mainly lawned with various decked areas, barbeque area, 2 paddocks and orchard with mixed fruit trees. To the front is a large gravelled driveway/turning area. Viewing is highly recommended to appreciate this lovely home!





LOCATION

Travelling from Port Erin towards Colby on the A7, through Ballabeg and take the left turn onto Douglas Road towards Ballasalla. Proceed to Cross Four Ways and turn left onto Foxdale Road, towards the Ballamodha Straight. Continue straight ahead for approx 1 mile, passing the entrance to Silverburn and car park area. Little Ballakewin can be found along on the left hand side.

ENTRANCE HALLWAY

Impressive high vaulted ceiling with Velux. Superb exposed 'A' frame beam. Staircase leading to first floor.

CLOAKROOM

Stylishly fitted with modern wash hand basin in fitted unit, w.c., chrome ladder style heated towel rail, tiled splashbacks.

HALL

16' 11" x 11' 8" (5.15m x 3.56m)

Good sized understairs cupboard. French doors leading to private enclosed barbeque area.

INNER HALLWAY

Superb high vaulted beamed ceiling. Built-in cupboard. 2 x Velux.

LOUNGE

13' 9" x 16' 10" (4.18m x 5.13m)

Elegant room with wooden beam ceiling. Built-in shelving. Manx stone fireplace with multi fuel burning stove. Door to:

CONSERVATORY

12' 11" x 10' 11" (3.93m x 3.32m)

French doors to outside.

STUDY

11' 5" x 6' 11" (3.48m x 2.12m)

Downlighters, arch to:

SNUG

13' 6" x 8' 7" (4.12m x 2.61m)

Beamed ceiling, tiled floor, built-in shelving.

OPEN PLAN

KITCHEN/DINING/FAMILY ROOM

21' 5" x 26' 6" (6.52m x 8.07m)

Stunning modern open plan room with beamed ceiling and downlighters. Bi-fold doors leading to outside. Kitchen area: Superbly fitted quality kitchen comprising of white gloss fronted wall and base units with granite worktops, wooden breakfast bar, Rangemaster cooker, black Rangemaster cooker hood, coffee machine, warming drawers, microwave, integrated fridge, freezer and dishwasher.

FIRST FLOOR

Spacious landing with high vaulted ceiling and Velux.

BEDROOM 1

16' 4" x 17' 4" (4.97m x 5.29m)

French doors leading to outside with impressive views over open the fields. 'A' frame beam.

EN-SUITE BATHROOM

Luxury contemporary style white suite comprising corner oval bath with shower attachment, large walk-in shower, wash hand basin in unit, w.c., chrome ladder style heated towel rail, fully tiled walls, Velux.

WALK-IN DRESSING ROOM

Well fitted with shelving, hanging space and drawers.

INNER HALL

2 x Velux. Ceiling beams. Built-in storage cupboards.

BEDROOM 3

10' 10" x 14' 8" (3.29m x 4.46m)

Wooden panelled ceiling, over-bed downlighters, large built-in cupboard with Velux.

BEDROOM 2

15' 6" x 12' 4" (4.72m x 3.76m)

Built-in cupboard. Loft access.

BATHROOM

Luxuriously fitted with walk-in shower, generous bath with shower attachment, wash hand basin in unit, w.c., bidet, chrome ladder style heated towel rail, fully tiled walls and floor.

DETACHED BARN

ANNEX

Outside steps leading up to front door.

ENTRANCE HALL

BATHROOM

Modern white suite comprising of 'L' shaped bath with shower over, w.c., wash hand basin in unit, mirror, downlighters, chrome ladder style heated towel rail, tiled walls, Xpelair and Velux.

LOUNGE/KITCHEN

13' 4" x 24' 8" (4.06m x 7.52m)

Modern white wall and base units with granite effect worktops, stainless steel sink unit, oven, induction hob, stainless steel cooker hood, microwave, integrated fridge/freezer and washing machine, tiled splashbacks, downlighters. Velux. Steps up to:

BEDROOM

13' 1" x 14' 1" (3.98m x 4.30m)

Large double room with Velux, downlighters, loft access, built in wardrobes.

GROUND FLOOR OF BARN

HOBBIES ROOM

12' 0" x 13' 3" (3.66m x 4.04m)

Currently set up for dog grooming with base units, worktops and stainless steel sink unit. Cloakroom with w.c. and wash hand basin.

STORE 1

13' 7" x 11' 1" (4.14m x 3.38m)

STORE 2

14' 9" x 10' 8" (4.50m x 3.26m)

Worcester oil central heating boiler, Megaflo, plumbing for washing machine.

OUTSIDE

Good sized plot of approximately 2.97 acres in total. Large gravelled driveway with turning area to the front. Wooden shed with light and

power, and side fenced area enclosing septic tank. Electric car charging point. Rear private enclosed barbeque area with Astro turf. Large decked area leading from master bedroom. Superb lawned gardens. Decked entertaining area from dining/kitchen/family room. Pretty gardens with well stocked shrubs and flower beds. Timber decked area. Fenced paddock approximately 40 x 15 metres wide. Orchard with gate to second paddock. Stunning views over South Barrule.

SERVICES

Private septic tank. Mains water, drainage and electricity. Oil central heating.

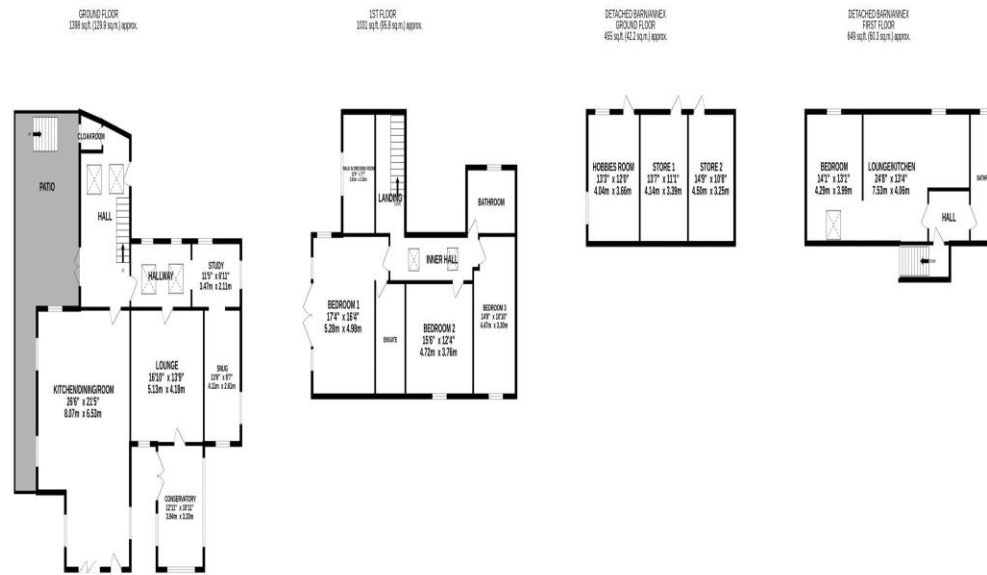
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particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







TOTAL FLOOR AREA: 3533 sq.ft. (328.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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