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Shin Hene, Wigan Lane, Ballasalla, IM9 3EP  
**Asking Price £525,000**

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Introducing 'Shin Hene' to the market, this delightful detached country residence is nestled in a very tranquil setting and offers fabulous breathtaking 360 degree rural and distant sea views. Surrounded by open fields, the property offers spacious accommodation comprising entrance hallway, lounge, dining room, kitchen, bathroom and 3 double bedrooms. Outside are pretty cottage gardens to side and rear, with driveway and garage to the front. Viewings are highly recommended to appreciate this lovely home and fabulous outlook!





## LOCATION

Travelling from Port Erin on the A7 through Colby into Ballabeg, turn left into Douglas Road (Duck Street) and continue to the crossroads at Cross Four Ways. Turn first left onto Foxdale Road and proceed ahead onto Ballamodha Straight. Travel ahead for approx 3.1 miles and turn left into Wigan Lane to where Clougher Estate is located. Bear left again and proceed ahead and Shin Here can be found along on the right hand side.

## FRONT ENTRANCE PORCH

Tiled floor. Glazed door to:

## HALLWAY

7' 9" x 11' 8" (2.37m x 3.56m)

Large open hallway with oak wooden laminate flooring. Step down to inner hallway.

## LOUNGE

12' 8" x 13' 10" (3.85m x 4.22m)

Excellent sized bright and airy room with fantastic countryside views. Manx stone fireplace with multi-fuel burning stove. Step up to:

## DINING ROOM

9' 3" x 11' 8" (2.81m x 3.56m)

Lovely countryside aspect. Serving hatch to kitchen.

## KITCHEN

8' 4" x 15' 7" (2.53m x 4.75m)

Well fitted with a good range of beech fronted wall and base units with contrasting worktops incorporating stainless steel sink unit, electric cooker, plumbing for washing machine, under-counter fridge and tiled splashbacks. Stunning open field views. Door to:

## REAR PORCH

Door leading to outside.

## BATHROOM

Suite comprising fully tiled shower cubicle, bath, wash hand basin in vanity sink unit, w.c., tiled floor, chrome ladder style heated towel rail.

## BEDROOM 3

9' 0" x 13' 9" (2.74m x 4.19m)

Dual aspect windows. Built-in wardrobes.

## INNER HALL

Good sized understairs storage cupboard. Staircase to first floor.

## FIRST FLOOR

## HALF LANDING

Large feature window with superb views.

## LANDING

Loft access. Airing cupboard with hot water tank.

## BEDROOM 2

8' 11" x 13' 1" (2.72m x 3.98m)

Large double bedroom with built-in wardrobes. Delightful rural views.

## BEDROOM 1

12' 0" x 13' 3" (3.65m x 4.03m)

Excellent sized room that provides fabulous views. Wall of built-in wardrobes.

## OUTSIDE

Good sized plot. Lawned and walled garden to side with feature pond. Paved rear garden overlooking open fields. Additional side garden. Driveway.

## GARAGE

20' 8" x 11' 6" (6.31m x 3.51m)

Large single garage with up and over door. Light and power. Access door. Oil central heating boiler.

## SERVICES

Mains water and electricity. Oil central heating. uPVC double glazing throughout. The property was built approx. 40 years ago.

## POSSESSION

Vacant possession on completion of purchase. Freehold. 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.





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