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Ballacain Cottage, Mount Rule, Braddan, IM4 4HW  
**Asking Price £950,000**

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Ballacain Cottage is a quintessential country property that has been significantly and tastefully extended only 10 minutes drive from all of the amenities of Douglas. It is presented in immaculate order with spacious accommodation extending to 4 double bedrooms (1 en-suite), 2 reception rooms, breakfast kitchen, large utility/boot room and cloakroom. The master suite boasts a hidden dressing room and wonderful balcony overlooking the garden and grounds. In addition to the main house there is a large Detached Double Garage with a self-contained Home Office above accessed via steps to the rear, with a super garden store and excellent greenhouse. The property sits in expansive grounds with a versatile paddock of circa 1 acre paddock to the west. There are electric gates and pillars from the main road, giving a great deal of privacy, and ample parking for several cars on a block paved drive.





## LOCATION

Travelling out of Douglas on the Peel Road, continue towards the Oak Tree roundabout and take the right hand turning up Braddan Road, past the school until the next roundabout. Continue straight ahead and keep travelling until you reach the Strang roundabout. Continue straight ahead on the Mount Rule Road and the property can be found on the right hand side after approx. 1 mile.

## **PORCH**

6' 0" x 5' 0" (1.83m x 1.52m)

Outer UPVC door. Tiled floor. Inner timber door.

## **SITTING ROOM** 18' 0" x 14' 2" (5.48m x 4.31m)

Attractive feature fireplace with inset multi fuel stove. Feature beamed ceiling.

## **DINING ROOM** 14' 3" x 10' 0" (4.34m x 3.05m)

Feature fireplace. Beamed ceiling. Equally suited to a second sitting room, snug or playroom.

## **INNER HALL**

10' 8" x 3' 11" (3.25m x 1.19m)

Access to Kitchen, Utility, Cloakroom and Sitting Room.

## **CLOAKROOM** 6' 4" x 2' 10" (1.93m x 0.86m)

WC and pedestal wash hand basin over vanity unit. Tiled splashbacks.

## **UTILITY/BOOT ROOM/PANTRY**

18' 4" x 18' 11" (5.58m x 5.76m)

Superb, versatile utility/bootroom/pantry with a breath of fitted cupboards housing concealed washing machine and tumble dryer. Sink unit. Door to outside.

## **KITCHEN** 19' 6" x 11' 8" (5.94m x 3.55m)

Contemporary breakfast kitchen in gloss cream with dark Corian worksurfaces over. Large feature central island. 2 AEG Double AEG ovens, with matching induction hob. Double bowl sink unit with drainer. French doors to outside. Downlights. Wall mounted TV point. Sonos speakers in ceiling.

## **LANDING**

### **BEDROOM 1** 15' 0" x 12' 0" (4.57m x 3.65m)

Superb bedroom suite with a breath of fitted furniture and wonderful concealed dressing area. French doors to balcony overlooking the gardens and paddock. En-suite bathroom with WC, panelled bath, washbasin over vanity unit, WC and shower enclosure.

### **BEDROOM 2** 14' 0" x 12' 0" (4.26m x 3.65m)

### **BEDROOM 3** 14' 0" x 11' 0" (4.26m x 3.35m)

Spacious double room.

### **BEDROOM 4** 10' 0" x 8' 0" (3.05m x 2.44m)

Double room.

## **FAMILY BATHROOM**

8' 0" x 12' 0" (2.44m x 3.65m)

White suite with WC, pedestal washbasin, panelled bath and shower enclosure.

## **GARAGE/OFFICE**

19' 6" x 19' 8" (5.94m x 5.99m)

Substantial 2 storey detached double garage with space for 2 cars and having flexible office area over with further potential. Hormann electrical sectional door.

Office over (accessed via external aluminium steps)

Large attached lean-to forming garden store - 13'11 x 9'5.

## **OUTSIDE**

Greenhouse: 10' x 8'.

Wonderful grass paddock of circa 1 acre bounded by mature hedging - versatile and suitable for a variety of family activities! - (or smallholding/equestrian uses of course!)

Patio, beds and borders with lawned area to front and rear of house and adjoining the parking area.

## **SERVICES**

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

## **VIEWING**

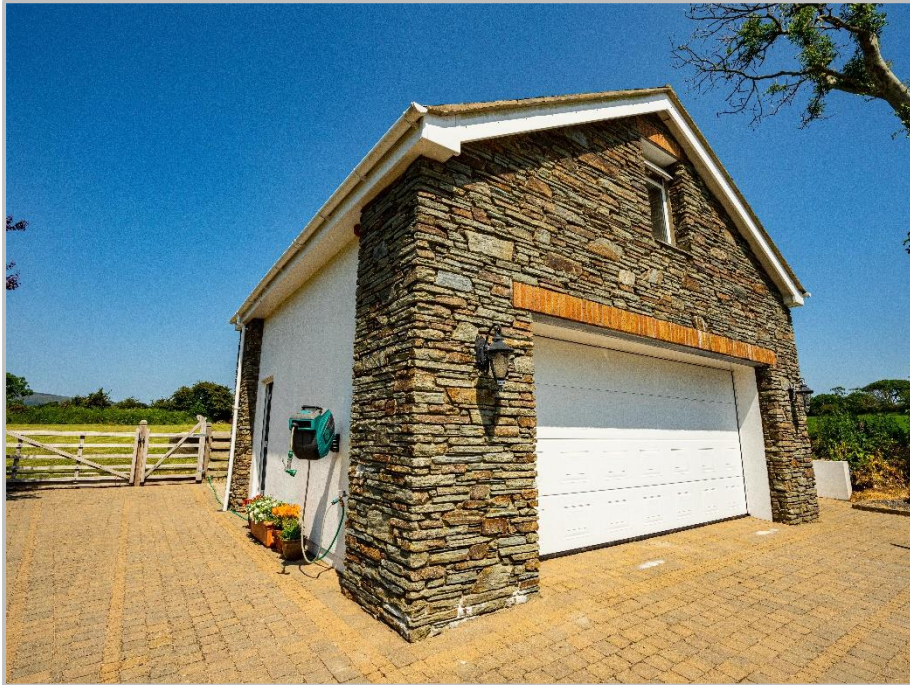
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## **POSSESSION**

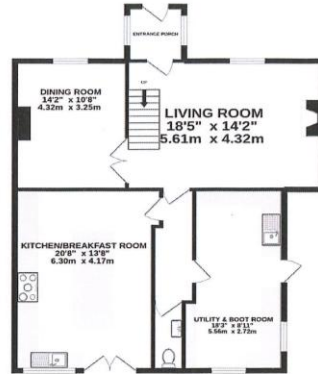
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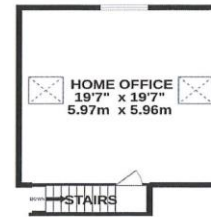
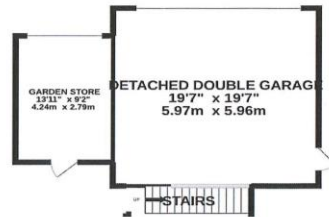
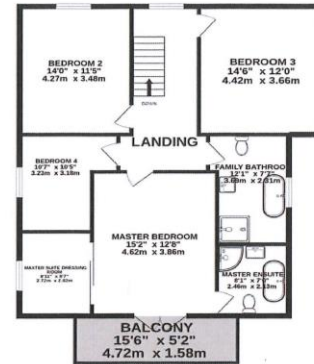




GROUND FLOOR  
1493 sq.ft. (138.7 sq.m.) approx.



1ST FLOOR  
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA: 2835 sq.ft. (263.3 sq.m.) approx.

While 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 errors, 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 is to their operation or efficiency can be given.  
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