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Ballagawne Farm, Peel Road, Kirk Michael, IM6 1HL
Asking Price £750,000

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Ballagawne Farm offers a most attractive and spacious farmhouse which benefits from spectacular, uninterrupted coastal views and offers accommodation over 4 floors. The property has been sympathetically modernised and retains many original and unique features. The property also benefits from a stone outbuilding (with potential to develop STP), garden, and approximately 5.1 acres. There is an option to purchase additional land of 9.3 acres.



LOCATION

Ballagawne is located on the West coast of the Island, enjoying spectacular coastal views and distant view of Peel Castle.

ENTRANCE PORCH

3' 7" x 6' 3" (1.1m x 1.9m)

The porch offers a convenient storage area, with feature church windows to either side.

HALLWAY

5' 3" x 16' 9" (1.6m x 5.1m)

A bright and spacious hallway with a tiled floor. Stairs lead to the upper floors and the cellar.

LIVING ROOM

12' 9" x 23' 4" (3.88m x 7.1m)

A spacious yet cosy room with triple aspect windows taking full advantage of the views. Wooden floor. Stovax multifuel stove and further feature fireplace.

KITCHEN

12' 6" x 13' 5" (3.8m x 4.1m)

Handmade bespoke wooden kitchen with belfast sink and granite worktops. Fitted Bosch microwave and Bosch electric oven. 2 door Oil fired Aga. Bosch 2 ring hotplate. Stone floor. 2 fitted fridges in dresser. Integrated dishwasher.

SNUG

9' 1" x 13' 9" (2.76m x 4.2m)

Tiled floor. Build in cupboard housing Worcester boiler.

BOOT ROOM

12' 10" x 4' 7" (3.9m x 1.4m)

Coats hanging space. Belfast sink. WC and wash hand basin.

SUN ROOM

10' 1" x 23' 9" (3.08m x 7.25m)

A bright and spacious room with french doors leading to patio area. Triple aspect. Stone floor. Radiator. 6 velux windows.

FIRST FLOOR: HALF LANDING

STUDY

4' 7" x 13' 2" (1.4m x 4.02m)

A useful space which is currently presented as a study. Double aspect.

FULL LANDING

BEDROOM 1

8' 10" x 12' 6" (2.7m x 3.8m)

A spacious double room with original feature fireplace. Carpeted floor.

FAMILY BATHROOM

8' 10" x 15' 9" (2.7m x 4.8m)

A very generously sized and stylish family bathroom featuring, wooden floors, freestanding bath, shower cubicle, pedestal wash hand basin and double towel rail. Incorporating a spacious airing cupboard with water tank.

BEDROOM 2

12' 2" x 11' 2" (3.7m x 3.4m)

A spacious double room with original fireplace and fitted cupboards. Window to front aspect. Carpeted floor.

MASTER BEDROOM

12' 6" x 12' 6" (3.8m x 3.8m)

A charming room taking full advantage of the views with double aspect windows. The room also benefits from a feature fireplace and built-in cupboards. Carpeted floor.

ENSUITE BATHROOM

5' 11" x 7' 10" (1.8m x 2.4m)

Featuring a free standing bath, WC and pedestal wash hand basin. Towel rail. Wooden floor.

SECOND FLOOR

BEDROOM 4

12' 2" x 20' 2" (3.7m x 6.15m)

2 gable windows. Velux. Carpeted floor. Useful eaves storage.

SEPARATE WC

WC and vanity wash hand basin. Tiled walls.

BEDROOM 5

14' 1" x 20' 1" (4.28m x 6.12m)

2 gable windows. Velux. Carpeted floor. Eaves storage.

LOWER GROUND FLOOR

CELLAR

LAUNDRY

11' 10" x 8' 10" (3.6m x 2.7m)

Stone floor. Window. Electric. Radiator.

OLD DAIRY

11' 6" x 12' 10" (3.5m x 3.9m)

Stone floor. Window.

OUTSIDE

Ballagawne Farm sits in approximately 5.1 acres of land, comprising pasture, garden, orchard, also with stone outbuilding suitable for conversion subject to the necessary planning permissions. There is an option to purchase additional acreage of 9.3 acres.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Fibre broadband installed.

VIEWING

Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. 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.

AGRICULTURAL & ENVIRONMENTAL SUBSIDIES

The land is eligible to receive subsidies under the Island's Agricultural Development Scheme subject to meeting the scheme's criteria. The land is classed as Below the Mountain Line. The land may also be eligible to apply for financial incentives under the Island's Agri-Environment Initiatives Scheme.

TENURE

Freehold.

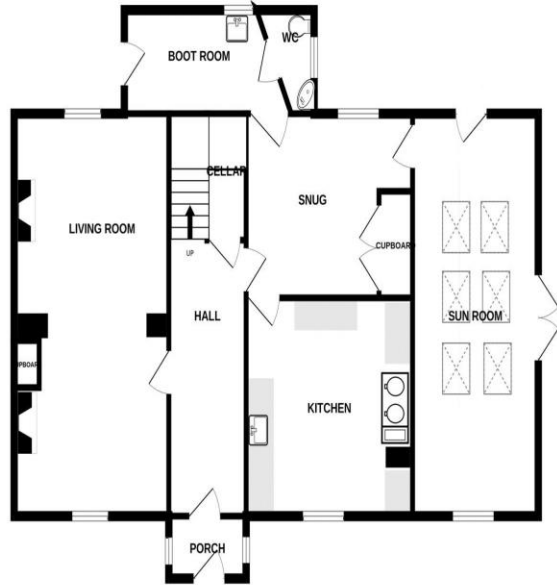








GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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: Shane Magee M.R.I.C.S.; 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.; Consultants: Keith Kerruish Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.