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Ballarhenny Croft, Rhencullen, Kirk Michael, IM6 2HB  
**Asking Price £345,000**



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Traditional Manx Cottage with origins dating back 300 years. Set in approx 0.6 acres with double garage, pond and two sheds. The Cottage has a vaulted pitched ceiling with exposed beams and log burner (not certified). Open plan L-shaped kitchen, double bedroom, shower room/WC and mezzanine level accessed by staircase from the Lounge. The property is approached off a farm lane and provides scope for extensions, subject to relevant approach.



## LOCATION

From Douglas head west along the A1 to St Johns. Bear right at Ballacraigne crossroad and proceed north along the A3 to Kirk Michael. At the northern end of the village pass the Petrol Station and layby and the access lane is located on the left hand side. Ballarhenny Croft is the second property on the right hand side.

## CONSERVATORY

12' 2" x 8' 6" (3.7m x 2.6m)

uPVC double glazed doors and windows.

## PORCH/VESTIBULE

6' 7" x 4' 11" (2m x 1.5m)

Radiator.

## LOUNGE

16' 5" x 13' 1" (5m x 4m)

Manx Chollagh with multi fuel stove. Truss beamed ceiling. 2 radiators. Velux roof light.

## BEDROOM

12' 10" x 10' 2" (3.9m x 3.1m)

uPVC double glazing. Radiator.

Square opening from Lounge to

## L-SHAPED KITCHEN

17' 1" x 7' 10" (5.2m x 2.4m) & 6' 3" x 11' 2" (1.9m x 3.3m)

Fitted range of base units with wooden worktops. Stainless steel sink unit. Electric

oven and hob. Radiator. Oil fired central heating boiler. uPVC double glazed door to outside. Window.

## SHOWER ROOM

Large shower cubicle, pedestal wash hand basin and low level WC. Tiled walls. Radiator. Free standing cupboards. Heated towel rail.

## MEZZANINE LEVEL

10' 6" x 7' 10" (3.2m x 2.4m)

Beamed. Velux roof light. Sloping roof height.

## OUTSIDE

Large lawned garden. The plot is 0.6 acres overall. Pond. Trees. 2 Sheds

**DETACHED DOUBLE GARAGE:** 5.8m x 8m.

Ballarhennie Farm owns the lane leading to Ballarhenny Croft but the cottage enjoys right of way access.

## SERVICES

Mains water and electricity. Private drainage. Oil fired 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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