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Glen Shogyl, Glen Road, Ballaugh, IM7 5JB
Asking Price £895,000

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Glen Shogyl is a wonderfully private, rural retreat tucked away in Ballaugh Glen set in an approx. total of 15 ring fenced acres. The main dwelling a substantial, detached dormer bungalow with up to 5 bedrooms in its present configuration. There is a detached cottage which has been superbly converted in recent years to a double storey, open-plan artist's studio. In addition, there is a detached Manx stone barn that presently provides garaging and storage. The immediate gardens are expansive (circa 2.5 acres), being mature and well-manicured. Beyond, there are 5 linked grass paddocks with mature hedging and trees in abundance (circa 12.5 acres).





LOCATION

Travelling from Ramsey towards Ballaugh on the TT course, turn left before Ballaugh Bridge and follow the road into the Glen heading towards the cul-de-sac end where Glen Shogyl can be found immediately on the left hand side.

HALL

Large bright hall with turned staircase to first floor. Cloakroom with WC and wash basin.

SITTING ROOM

20' 0" x 12' 11" (6.09m x 3.93m)

Bright dual aspect room. Bay window. Feature fireplace with inset living flame fire. Sliding door to garden. Ceiling mouldings with ceiling rose. Television point. Opens to

DINING ROOM

19' 0" x 10' 0" (5.79m x 3.05m)

Bright dual aspect room. Door to

BREAKFAST KITCHEN

19' 0" x 9' 11" (5.79m x 3.02m)

Fitted with a range of gloss white wall and base units, cupboards and drawers with laminate worktops. 1 1/2 bowl stainless steel sink unit. AEG halogen hob with extractor. AEG double oven. Hotpoint dishwasher. Pantry with shelving. Feature Esse cast iron oil fired stove.

REAR PANTRY

UTILITY

10' 4" x 6' 11" (3.15m x 2.11m)

Newly fitted Worcester oil fired central heating boiler. Plumbed for washing machine. Fuse board and consumer unit. Door to outside.

FAMILY BATHROOM

Panelled bath with hand held mixer tap, WC and wash hand basin. Heritage tiled walls to half height.

BEDROOM 1

12' 10" x 10' 1" (3.91m x 3.07m)

Range of built-in wardrobes to one wall.

BEDROOM 2

11' 0" x 9' 0" (3.35m x 2.74m)

BEDROOM 3

15' 11" x 13' 9" (4.85m x 4.19m)

Vanity basin. Fitted wardrobe. Door to Jack & Jill.

BEDROOM 4

15' 11" x 9' 7" (4.85m x 2.92m)

Built-in wardrobe. Door to Jack & Jill ensuite.

INNER HALL

JACK & JILL BATHROOM

WC, panelled bath, bidet and pedestal wash hand basin.

JACK & JILL DRESSING ROOM

9' 8" x 7' 11" (2.94m x 2.41m)

FIRST FLOOR

DAY ROOM

28' 11" x 16' 0" (8.81m x 4.87m)

Bright and spacious room with pleasant rural views from dormer and velux windows. Versatile family space.

BEDROOM 5

10' 9" x 16' 0" (3.27m x 4.87m)

ENSUITE

Blue suite comprising WC, wash hand in vanity unit and panelled bath with Mira electric shower over.

ATTIC STORE

Ample storage. Water tank. Hot water cylinder.

GARDEN

An attractive, large private garden surrounds the house with well kept lawns, mature trees and bushes.

LAND

Please see attached plan. Approximately 12.5 acres are found to the rear of the house in several attractive paddocks. There are mature hedges and river frontage. Overall, a lovely private setting.

DOUBLE HEIGHT STONE BARN/GARAGE

30' 0" x 12' 0" (9.14m x 3.65m)

With garage door to side. Mezzanine level.

SINGLE HEIGHT STONE BARN/GARAGE

19' 10" x 12' 0" (6.04m x 3.65m)

Garage door to gable.

FORMER COTTAGE

Renovated as a double height space for artists studio. Feather Chollagh.

SERVICES

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

VIEWING

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

POSSESSION

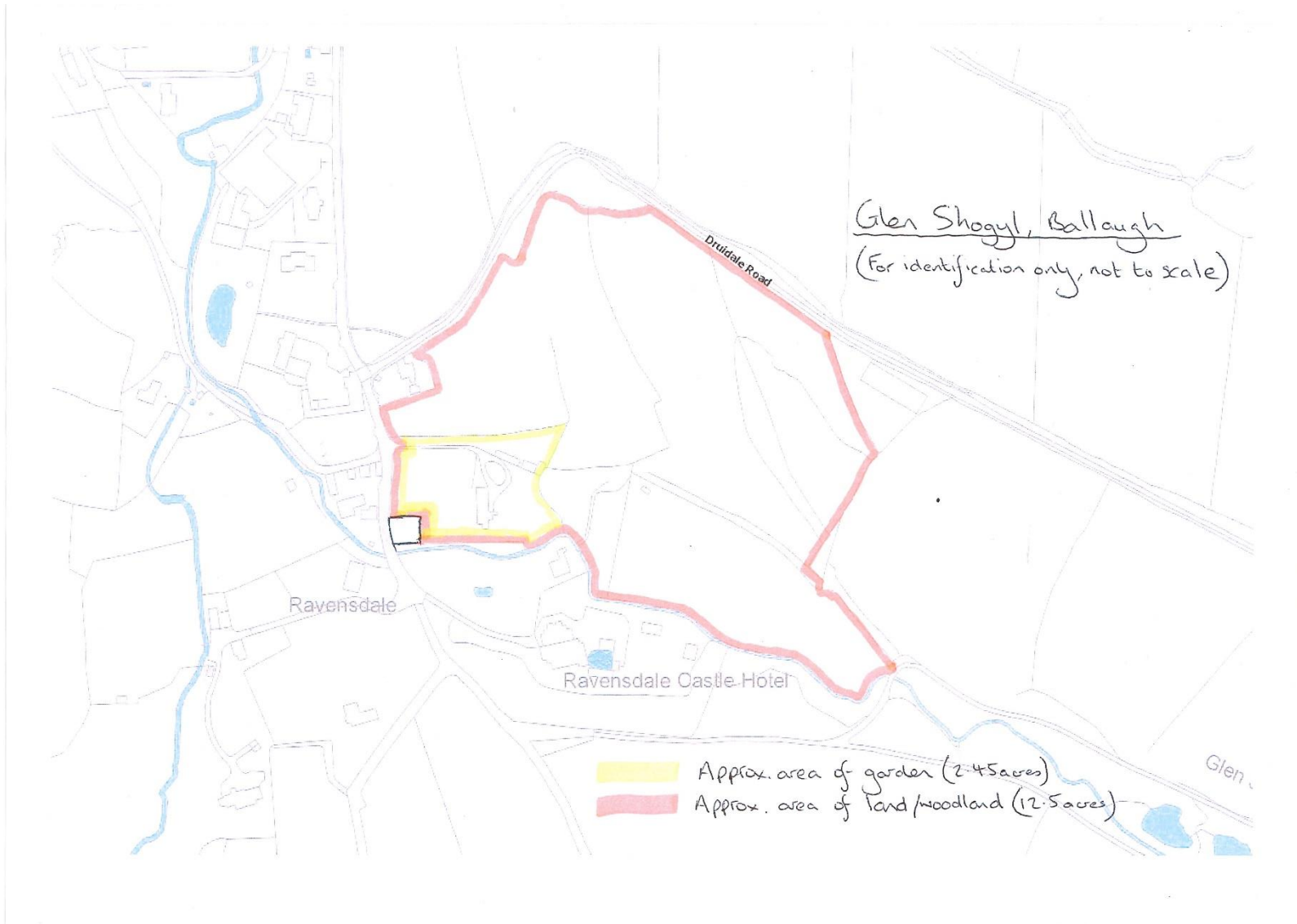
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DOUGLAS

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