



ASKING PRICE

£450,000



THE DETAILS



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Ballagarey House
Main Road, Glen Vine
£450,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Substantial detached family home set within a generous south-facing plot in sought-after Glen Vine
- Five bedrooms, three bathrooms, and three reception rooms offering versatile accommodation
- Spacious open-plan entrance/dining hall, lounge, study, and family kitchen with walk-in larder
- Former hayloft above the double garage and stables, with internal and external access – ideal for conversion (STPP)
- Extensive parking, double garage, stables, and generous gardens with paved yard and covered storage area
- Best suited to cash buyers due to the condition and works required – early viewing recommended

THE PROPERTY

Black Grace Cowley are delighted to offer this substantial detached family residence, occupying a generous south-facing plot in the highly desirable village of Glen Vine.

Offering extensive accommodation and excellent potential, the property would now benefit from modernisation and refurbishment, providing an exciting opportunity for a purchaser looking to create a substantial family home in a sought-after residential location.

The ground floor comprises an entrance porch/sunroom, striking open-plan entrance/dining hall, spacious lounge, study, family kitchen with walk-in larder, large utility room and cloakroom/WC.

To the first floor are three well-proportioned double bedrooms, two with en-suites, together with a large family bathroom. The upper floor provides two further bedrooms and a compact box room, which would be ideal as a home office or nursery.

Above the integral double garage and stables is a generous former hayloft, accessed via a dedicated staircase from the utility room and externally from the gable end. This offers excellent potential for further accommodation, subject to any necessary planning or building regulations approval.



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Externally, the property benefits from extensive parking, a double garage and stables. The generous gardens extend around the property, with a paved rear yard and covered storage area.

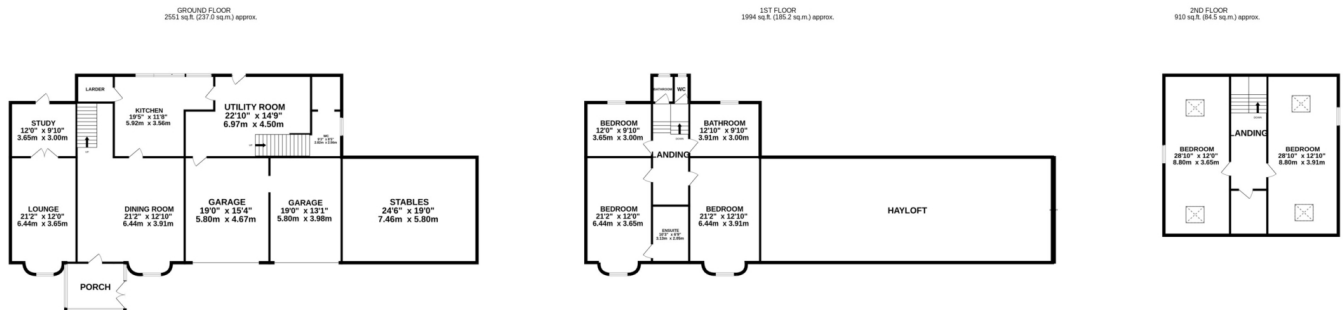
Please note that the property requires works and modernisation and is considered best suited to a cash purchaser. This is a rare opportunity to acquire a substantial home with significant potential in one of the Island's most sought-after residential areas.

Early viewing is highly recommended.

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FLOORPLAN



TOTAL FLOOR AREA: 5454 sq.ft. (506.7 sq.m.) approx.

Whilst 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 error, 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 as to their operability or efficiency can be given.
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