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Nyn-Ayrn Cottage Foxdale Road, Ballasalla, Isle of Man, IM9 3DW

Asking Price £425,000

- Extended traditional Manx cottage enjoying attractive countryside views
- Three bedrooms, including principal bedroom with adjoining dressing area
- Convenient rural location with excellent links to Castletown and Douglas
- Generous plot offering excellent potential for landscaping and improvement
- Modern family bathroom with separate shower and additional WC
- Spacious living and dining room with additional extended family room
- Ample driveway parking, detached double garage and extensive gardens



Nyn-Ayrn Cottage is an extended traditional Manx cottage occupying a generous plot along Foxdale Road, Ballasalla. Enjoying delightful countryside views to the front, the property offers a peaceful rural setting whilst remaining conveniently located for Castletown, Douglas and local amenities. Although requiring some modernisation, the cottage offers excellent potential to create a wonderful family home.

The accommodation begins with an entrance porch leading into a spacious living and dining room, featuring stairs to the first floor and openings into both the kitchen and family room. The extended family room provides additional reception space, complete with a feature fireplace and fully glazed doors opening onto the garden. The galley-style kitchen offers a good range of wall and base units, integrated appliances and access to the rear garden.

Upstairs are three bedrooms, a modern family bathroom with both a bath and walk-in shower, and a separate WC. The principal bedroom was formerly two rooms and now provides a generous double bedroom with adjoining dressing area, offering potential to reinstate the original layout. The second bedroom is another good-sized double with fitted wardrobes, whilst the third enjoys lovely views across the neighbouring fields.

Externally, the property occupies a substantial plot with excellent scope for landscaping and further improvement. A spacious driveway provides parking for multiple vehicles and leads to a detached double garage. The gardens offer several lawned areas and seating spaces, creating a fantastic opportunity to make the most of the attractive countryside surroundings.












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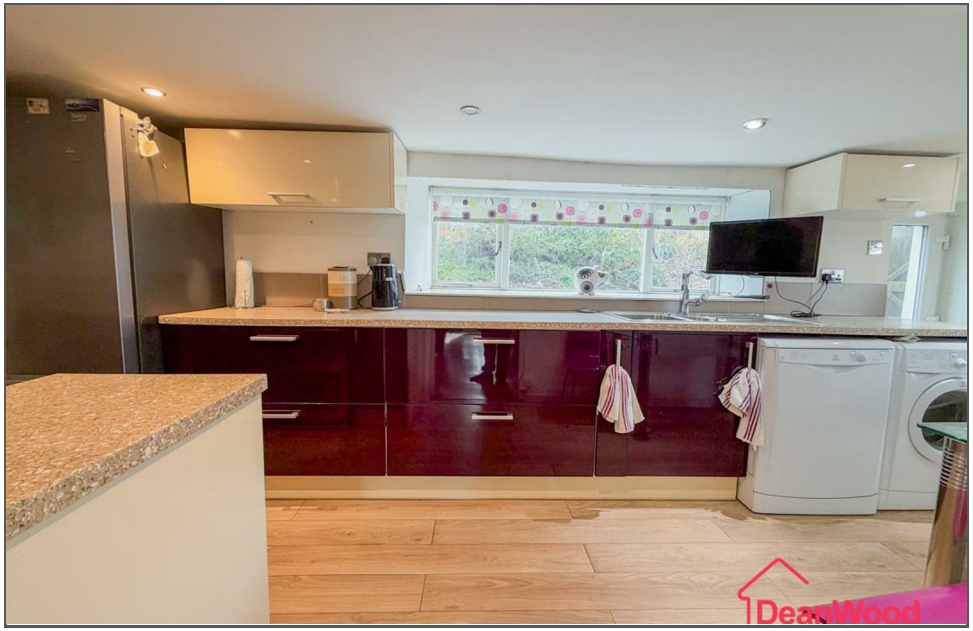













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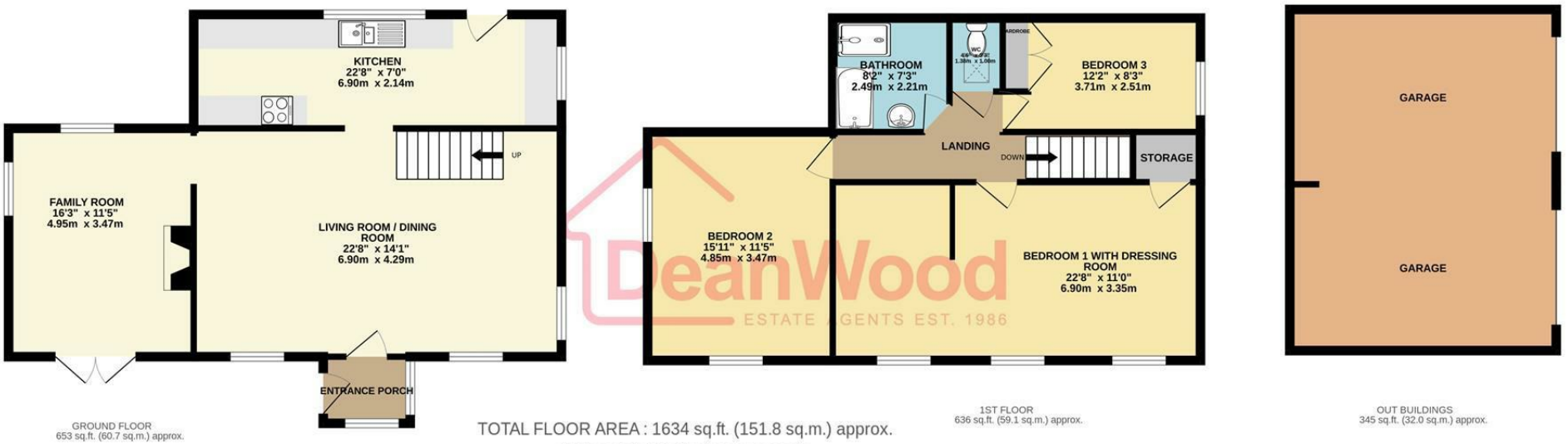

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TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

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