



East Ballabane Farmhouse Andreas, Isle Of Man, IM7 3EB
Asking Price £925,000



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- **Exceptional Dual-Property Estate** – Includes a charming main cottage with 3 bedrooms and 3 reception rooms, plus a converted milking parlour with 2 en-suite bedrooms, offering flexible living options.
- **Development Potential** – A 2,883 sq. ft. barn offers an exciting opportunity for conversion, subject to planning permission, allowing for further expansion or additional accommodation.
- **Stunning Location with Scenic Views** – Set in a picturesque setting with uninterrupted vistas across to Scotland, providing a peaceful and idyllic countryside retreat.
- **Equestrian & Storage Facilities** – Includes a stable and an open-aired car/tractor port, catering to equestrian needs or additional storage solutions.
- **Extensive Grounds** – 5.7 acres of land incorporating paddock space, an allotment, and woodland, ideal for those seeking outdoor space or equestrian use.
- **Versatile Living & Income Potential** – The separate properties provide options for multi-generational living, guest accommodation, or potential rental income.



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Nestled in a truly breathtaking location with uninterrupted views across to Scotland, this unique property presents a rare opportunity to acquire a versatile home with vast potential. Set within 5.7 acres of paddock, allotment, and woodland, the estate comprises two distinct properties—a charming main cottage and a beautifully converted milking parlour—offering an exceptional blend of character, space, and functionality.

The main cottage exudes traditional charm with its welcoming layout, featuring three well-proportioned bedrooms, two bathrooms, and three reception rooms. Thoughtfully designed to maximize comfort and natural light, the reception rooms offer stunning views, creating a warm and inviting atmosphere.

Complementing the main home, the converted milking parlour provides a private and self-contained retreat. With two generous en-suite bedrooms, it offers flexible accommodation—ideal for extended family, guests, or potential rental income. The open-plan living space is both stylish and practical, offering a tranquil setting that embraces the surrounding countryside.

Beyond the living spaces, the property offers a wealth of additional features. A stable provides excellent facilities for equestrian enthusiasts, while the open-aired car and tractor port ensures ample storage for vehicles and equipment. Furthermore, the estate boasts an incredible opportunity with a potential 2,883 sq. ft. barn conversion, subject to planning permission, offering the possibility of further development or additional accommodation.

The extensive grounds provide a picturesque setting, with lush paddocks, a thriving allotment, and enchanting woodland, all adding to the property's appeal. Whether you are seeking a private countryside retreat, a multi-generational home, or a property with income potential, this estate offers endless possibilities.

This is a rare chance to acquire a one-of-a-kind property in a truly stunning location. Viewing is highly recommended!







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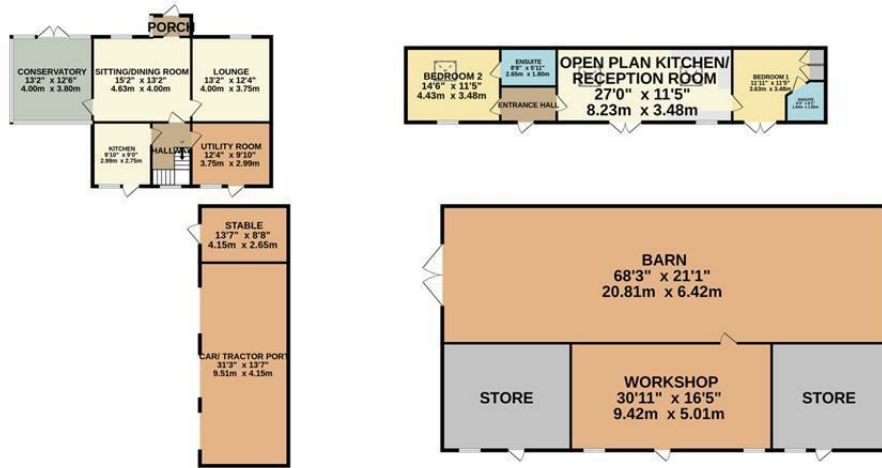




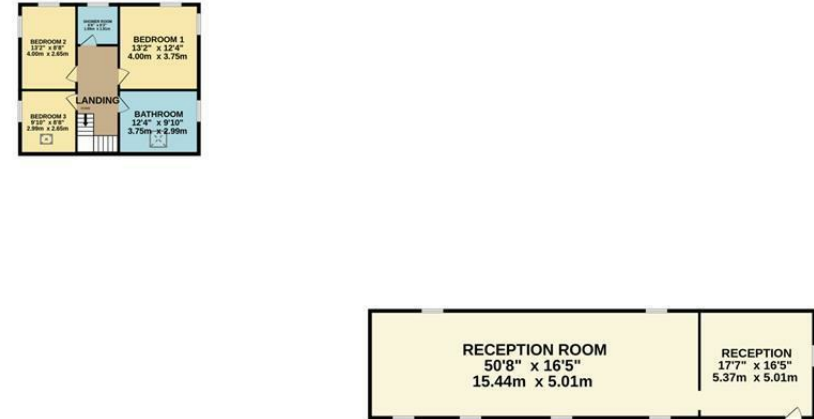




GROUND FLOOR
4658 sq.ft. (432.7 sq.m.) approx.



1ST FLOOR
1754 sq.ft. (163.0 sq.m.) approx.



TOTAL FLOOR AREA : 6412 sq.ft. (595.7 sq.m.) approx.

Not to scale-for identification purposes only
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