

Ballafreer, Ballafreer Lane, Union Mills

Ref No DDP05169



PRICE £1,895,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

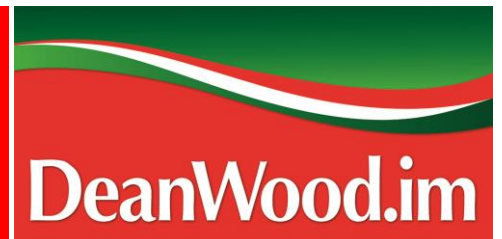
castletown@deanwood.co.im

RAMSEY

60 PARLIAMENT STREET
ISLE OF MAN
IM8 1AJ

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ramsey@deanwood.co.im



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- Imposing Detached Family Home
- Sought After Convenient Rural Location
- 3 Principal Reception Rooms • Study/Snug
- Well Appointed Family Kitchen • Utility Room
- Large Conservatory
- Large Master Suite with Walk-In Dressing Room & En-Suite Bathroom
- 5 Further Bedrooms (3 En-Suite) • Family Bathroom
- Large Gymnasium & Office
- Oil Fired Central Heating • Sliding Sash uPVC Double Glazing
- Integral Double Garage with Cloakroom
- Extensive Well Tended Lawned Gardens with Small Paddock Extending to Approximately 3½ Acres



The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY:

The property is approached by travelling west out of Douglas on the main Douglas to Peel road. Continue through the village of Union Mills and onto Ballahutchin Hill. Continue up and after leaving the speed restriction zone take the second turning on the right hand side, this being clearly marked as Ballafreer Lane. Travel up for approximately 150 yards where the entrance to Ballafreer can be found on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

Hardwood entrance door with etched glass side slips.

ENTRANCE VESTIBULE Alarm control panel. Low voltage down lighting. Cloaks cupboard with fitted coat hooks. Oak strip flooring. Double bevelled glass multi pane doors opening to:-

ELEGANT RECEPTION HALL (10'5" x 23'1" approx) Staircase leading off to first floor. Down lighters. Attractive Oak strip flooring. Multi pane ¾ bevelled glass doors opening to the principal rooms.



CLOAKROOM Wash hand basin and WC.

DRAWING ROOM (18'0" x 25'0" approx) Feature surround open grate fireplace with hearth and mantel over. Coved ceiling. Down lighters. Dual aspect window providing breath-taking views over the front gardens with open rural and hill views beyond. Double doors to:-

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CONSERVATORY (13'6" x 21'9" approx) Enjoys stunning hill and rural views. Ceramic tiled flooring. uPVC French doors to the garden. Door to inner hall. Double doors leading to:-



DINING ROOM (18'0" x 14'4" approx) Down lighters.



INNER HALL Alarm control panel. Ceramic tiled flooring. Door to integral garage. Stairs up to:-

STUDY/SNUG (20'0" x 19'10" approx) 2 large Velux windows. Gable window. Enjoying hill and rural views. Down lighters.

OPEN PLAN LIVING KITCHEN (20'0" x 23'1" approx) Extensive range of solid Oak Shaker style base and wall units with contrasting black granite worktops incorporating a 1½ bowl stainless steel sink inset with mixer tap and drainer. **Appliances include:** Neff combination oven/grill, Neff combination oven/microwave and a Dietrich touch control induction hob with stainless steel canopy over. Integrated dishwasher. Recess and plumbing for an American style fridge/freezer. Down lighters. Enjoys views over the front gardens with panoramic hill and rural views beyond. French doors open onto patio and rear garden.



UTILITY ROOM (5'8" x 12'0" approx) Good range of Limed Oak fitted base and wall units with granite effect worktops incorporating a single drainer stainless steel sink with mixer tap. Plumbing for washing machine. Space for a tumble dryer and an additional fridge and freezer. Oak laminate flooring.

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FAMILY ROOM (14'0" x 23'9" approx) 2 built-in shelved storage cupboards. Ornate coved ceiling. Down lighters. Enjoys hill and rural views. French doors to the rear garden.



FIRST FLOOR GALLERIED LANDING Alarm control panel. Stairs to second floor.



MASTER BEDROOM (17'11" x 24'10" approx) Down lighters. Uninterrupted panoramic hill and rural views. Door to:-



EN-SUITE BATHROOM (8'0" x 14'5" approx) Suite comprising double ended bath with chrome mixer tap and shower attachment, tiled surround, large walk-in glass shower enclosure with thermostatic and handheld showers, twin vanity wash hand basins inset to a marble top and WC. Chrome heated towel rail. Down lighters. Shaver point. Extractor fan. Ceramic tiled floor.



WALK-IN WARDROBE/DRESSING ROOM (9'10" x 14'5" approx) Good mix of long and short hanging space with abundance of drawers, shelving and shoe racks. Understairs storage cupboard. Down lighters.

INNER HALLWAY

BEDROOM 3 (13'9" x 9'10" approx) Uninterrupted hill and rural views. Door to:-



EN-SUITE SHOWER ROOM (5'7" x 6'7" approx) Suite comprising large glass corner shower enclosure with thermostatic shower, pedestal wash hand basin and WC. Tiled splashback. Shaver point. Down lighters. Extractor fan.

BEDROOM 4 (13'9" x 10'2" approx) Views over the rear garden and rural views.

BEDROOM 2 (13'11" x 15'5" approx) Uninterrupted hill and rural views. Door to:-



EN-SUITE SHOWER ROOM (7'9" x 7'11" approx) Suite comprising large glass shower enclosure with thermostatic shower, pedestal wash hand basin and WC. Chrome heated towel rail. Shaver point. Down lighters. Extractor fan. Ceramic tiled floor.

FAMILY BATHROOM (8'7" x 7'11" approx) Suite comprising panelled bath set in tiled surround with mixer shower attachment, mirror inset over, pedestal wash hand basin and WC. Half tiled walls. Chrome heated towel rail. Down lighters. Extractor fan.

SECOND FLOOR LANDING Built-in shelved linen/storage cupboard.

BEDROOM 5 (13'6" x 14'8" approx) Velux window. Uninterrupted hill and rural views. 2 eaves storage cupboards.



EN-SUITE SHOWER ROOM (5'2" x 7'7" approx) Suite comprising fully tiled glass corner shower enclosure with thermostatic shower, pedestal wash hand basin and WC. Chrome heated towel rail. Down lighters. Extractor fan.

BEDROOM 6 (13'6" x 14'8" approx) Velux and dormer windows. Uninterrupted hill and rural views. 2 eaves storage cupboards. Down lighters.

GYMNASIUM (18'0" x 23'11" approx) 4 large Velux windows. Gable window. Down lighters.



OFFICE (18'0" x 9'3" approx) 2 Velux windows. Gable window. Down lighters.

OUTSIDE

INTEGRAL GARAGE (20'0" x 19'10" approx) Sectional, electrically operated up and over door. Power, light and water connected. Understairs storage cupboard. Door to the rear garden. Door to **WC** with wash hand basin.

SERVICES

All mains services are installed.
Private drainage with septic tank.
Oil fired central heating.
Sliding sash uPVC double glazing.

ASSESSMENT

Rateable value £328

Approx Rates payable £2,180 (incl. of water rates).

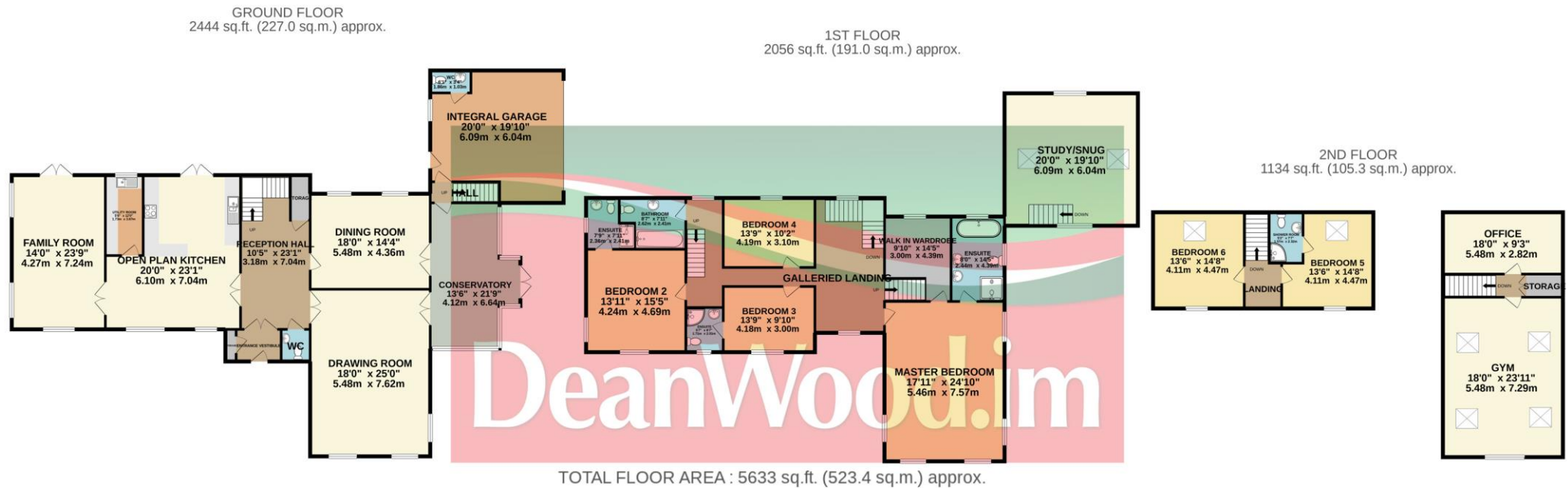
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TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



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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