



## Ballanoa, Andreas Road, Ramsey, Isle of Man. IM7 4EE

This delightful spacious detached family home occupies an enviable mature private plot just 5 minutes from the facilities of Ramsey. The property benefits from, approximately 1.5 acres of gardens, over 6000 sq ft of accommodation including a superb swimming pool complex and an excellent 10 acre paddock behind.



**£1,500,000 Freehold**



## PROPERTY DESCRIPTION

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**ACCOMMODATION** Impressive detached country residence providing excellent family accommodation of over 6000 sq ft.

Nestled within an idyllic mature private plot of around 1.5 acres this lovely home has an impressive splayed pillared entrance leading onto a superb sweeping tree lined driveway which leads around to a substantial parking apron and garaging to the rear. The private gardens are elevated so all day sunshine can be found within various 100% private tranquil lawned areas and private patios. In addition to the private gardens is an excellent 10 acre paddock directly behind the property accessed via a 5 bar gate.

The accommodation briefly comprises of an impressive entrance through a dining sun room with access into a spacious breakfast kitchen which is open plan into a good size family room. In addition there is another private sun room leading onto the sheltered patio, a utility room and a delightful lounge with twin uPVC doors leading down into the mature grounds. Also on this floor there are 2 en-suite double bedrooms, a family bathroom and a guest annex with another en-suite bathroom and an open plan lounge/diner/kitchenette.

Another particularly impressive feature of this lovely home is the attached 58' swimming pool complex with shower facility and access onto the private flagged patio area. Pool complexes of this size are rarely found on private homes such as this with approximately 6ft depth at its deepest.

On the lower ground floor there are 2 further double en-suite bedrooms along with an impressive billiard/entertainment room which also has access onto the private gardens.

Properties like this offering spacious family accommodation, superb leisure facilities, 10 acres of land and complete privacy are a rarity therefore an internal inspection is highly recommended in order to fully appreciate this delightful home.

## FEATURES

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- Spacious Detached Family Home
- Excellent Location close to Ramsey Town
- Impressive Pillared Entrance and Tree Lined Driveway
- Peaceful and Completely Private
- Mature Private Lawned Gardens plus a 10 Acre Paddock
- Superb 58' Swimming Pool Complex
- 4 Double En-Suite Bedrooms
- Lounge, Family, Room, Dining Room and Sun Room
- Guest Annex plus Billiard/Entertainment Room
- Viewing Highly Recommended



## Property Images

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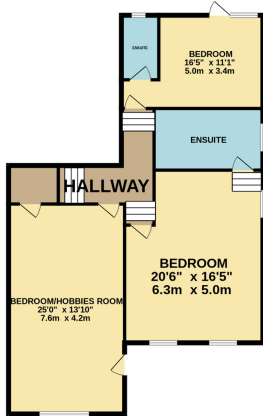




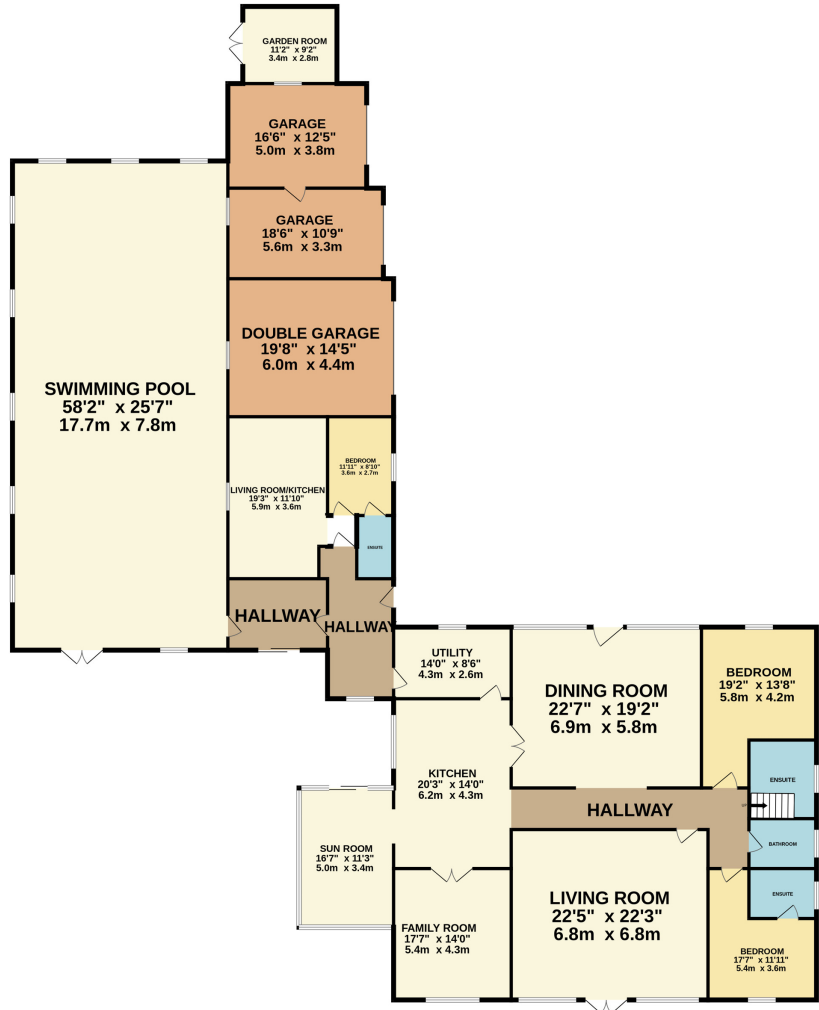
# FLOORPLAN



**BASEMENT**  
1056 sq.ft. (98.1 sq.m.) approx.



**GROUND FLOOR**  
5314 sq.ft. (493.7 sq.m.) approx.



**TOTAL FLOOR AREA:** 6370 sq.ft. (591.8 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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