



## The Barn Ballacregga Farm, Lhen Road, Bride, Isle of Man. IM7 4BF

A delightful detached traditional barn that was converted into accommodation approximately 15 years ago. Superb peaceful private plot of around 2.5 acres with breath-taking views over open farmland to the sea beyond.



**£725,000 Freehold**



## PROPERTY DESCRIPTION

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**SITUATION** Take the Bride road from Ramsey and continue into Bride village. At Bride Tea Rooms continue straight ahead and follow the road for a mile where the pillared entrance to this property can be found on the right hand side. Continue up the tree lined driveway and bear left onto the private drive way leading to the The Barn.

**ACCOMMODATION** This delightful detached barn conversion is located in a sought after location in the popular village of Bride. The present owner converted the barn into accommodation approximately 15 years ago so whilst it retains all the original charm and character the property is in fact modern. Consequently insulation is improved and maintenance is unusually low for this type of property.

The location is simply idyllic and the property not only offers peace and quiet but a high degree of privacy. There are approximately 2.5 acres of grounds and the impressive tree lined driveway opens up onto a substantial parking area. There is a large double garage with attached workshop and first floor attic which could easily be converted into holiday accommodation subject to obtaining planning permission.

On the ground floor of The Barn there is an impressive 26' open plan Dining/Kitchen/Lounge, a separate sitting room, a utility room and a WC. A lot of the rooms on this floor spill out onto the impressive flagged patio and gardens.

On the first floor there are 3 double bedrooms (1 En-Suite) plus a large family bathroom with shower. The views from the first floor are superb with uninterrupted views over open farmland to the sea from most windows.

The gardens are mature and easily maintained and the elevated lawned garden to the rear enjoys some impressive sea views as well as some superb sunsets.

## FEATURES

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- Delightful Detached Barn
- Converted Approximately 15 Years Ago
- Superb Rural Location with Breath-taking Views
- Large 26' Open Plan Dining/Kitchen/Lounge
- Separate Sitting Room and W.C
- 3 Double Bedrooms (1 En-Suite) plus Family Bathroom
- Large Detached Garage Block With Potential to Create Holiday Accommodation
- Impressive Tree Lined Driveway
- Viewing Highly Recommended
- Grounds of Approximately 2.5 Acres





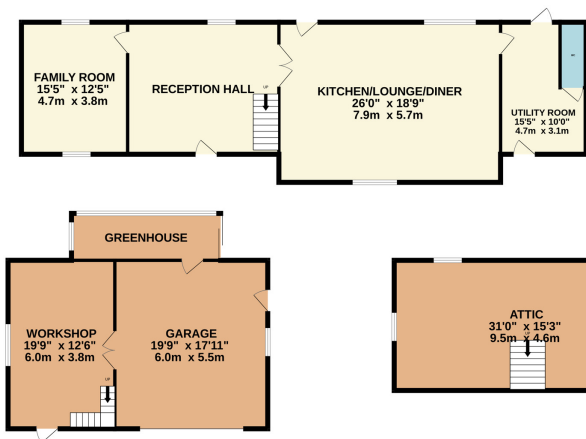
## Property Images

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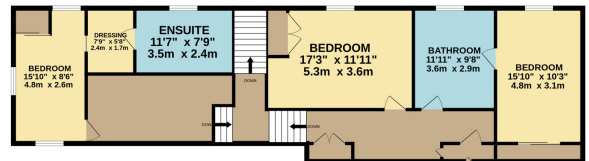


# FLOORPLAN

GROUND FLOOR  
2279 sq.ft. (211.7 sq.m.) approx.



1ST FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA : 3406 sq.ft. (316.4 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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