



Upper Ballagrawe, West Baldwin, Isle of Man. IM4 5HA

Detached family home in desirable West Baldwin positioned privately within 2.5 acres of lawned gardens with rural and distant sea views from this delightful village and only 8 minutes from Douglas



£965,000

PROPERTY DESCRIPTION

Upper Ballagrawe is a modern detached property sitting in 2.5 acres of private land with fabulous rural views. The property offers spacious rooms which are flooded with natural light from the many windows giving a great feel of space. The galleried hallway is welcoming, with engineered wooden flooring which also runs throughout the sitting room and sun room. The sitting room has exposed beams, a woodburning stove and fabulous views over the countryside, The dining kitchen can easily seat 6 comfortably and in addition to a range of wall and base units there is a centre island. A door from the kitchen opens into the sun room with a pitched roof and 4 Velux windows providing natural light plus picture windows overlooking the patio, garden and hills beyond. There are also patio doors opening into the garden.

Downstairs there is also a gymnasium overlooking the rear garden, a boiler room, utility room and downstairs cloakroom. There is also access to the integral double garage.

Upstairs the galleried landing has a lantern roof which provides plenty of light. The bedrooms are all spacious double rooms with the master bedroom and bedroom 2 both having En-suites. The family bathroom is fitted with a double ended bath, double shower and wash hand basin and w.c.

Outside the property there is a cabin office with power and heating, a large driveway with off road parking and gardens of 2.5 acres with fabulous rural views.

FEATURES

- Detached Property Sitting in 2.5 acre of private land
- Fabulous Rural Views over the countryside
- 8 minutes from Douglas
- Family Sitting Room, Dining Kitchen, Utility Room
- Sun Room & Sun terrace
- Gymnasium & Cloakroom
- Four Bedrooms (2 En-Suite) plus Family Bathroom
- Four Bedrooms (2 En-Suite) Family Bathroom
- Integral Double Garage & Large driveway with plenty of off road parking
- uPVC Double Glazing & Oil Fired Central Heating



Property Images



FLOORPLAN

GROUND FLOOR
1986 sq.ft. (184.5 sq.m.) approx.



1ST FLOOR
1431 sq.ft. (132.9 sq.m.) approx.



DETACHED HOUSE IN 2.5 ACRES COUNTRYSIDE

TOTAL FLOOR AREA: 3417 sq.ft. (317.5 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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