



Ballagawne Cottage, Peel Road, Kirk Michael, Isle of Man. IM6 1HL

Delightful detached 2 bedroomed cottage sitting in a stunning location within half an acre of flat lawned land, walk to the beach in minutes, the cottage benefitting from a heat source pump, stunning views & sunsets



£495,000 Freehold

PROPERTY DESCRIPTION

Welcome to Ballagawne Cottage

Tucked away nicely, Ballagawne Cottage is a charming and tranquil retreat located in Kirk Michael sitting in half an acre of flat lawned garden, with stunning views of the surrounding countryside. The cottage boasts a traditional design with modern amenities, including a newly installed heat source pump for optimal comfort year-round. The spacious lounge is the perfect place to relax and unwind, with double glazed double doors overlooking the garden, windows offering plenty of natural light and a peaceful view with an array of daffodils in March & April. The kitchen and dining area flow into each other and feature a vaulted ceiling over the dining area complete with Velux windows, creating a bright and inviting space for family meals or entertaining guests.

Two double bedrooms offer comfortable accommodation for guests or family members, the master has a dry roof store loft for storage, while a family bathroom and utility room provide convenience and functionality. The property sits on half an acre of flat land, perfect for outdoor activities and enjoying the sunny weather. Space for two or three cars and just a short walk from the coastline, residents can take advantage of scenic walks and beautiful views of the sea. Additionally, the cottage is conveniently located near local shops and a hostelry a short drive or walk away, making it easy to access amenities and entertainment options.

Please note: There is no onward chain and the successful purchasers may be interested to know that furniture within the property will be available to be purchased from the present owner.

FEATURES

- Beautiful Detached Cottage with Sunset Views
- Sitting in half an acre of flat land
- Walk to the beach within minutes
- Spacious Lounge opening onto the garden
- Spacious Kitchen-Diner opening onto the gardens
- Two Double Bedrooms
- Family Bathroom
- Utility Room plus W.C.
- Private Driveway, Garden shed and workshop
- West Facing with Stunning sunsets



Property Images



FLOORPLAN



GROUND FLOOR
1200 sq.ft. (111.4 sq.m.) approx.



DETACHED COTTAGE WITH LAND

TOTAL FLOOR AREA : 1200 sq.ft. (111.4 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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