



Homecroft, Ballavitchel Road,
Crosby, Isle of Man. IM4 2DN



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£1,250,000

Freehold

SITUATION From Douglas proceed West in the direction of Peel. Continue through the villages of Union Mills and Glen Vine and onto the village of Crosby. Continue past the Crosby public house and turn right onto Ballavitchel Road and continue for approximately half a mile where the pillared entrance to this property can be found on the right hand side.

ACCOMMODATION This delightful detached family home is nestled in a enviable secluded peaceful location towards the top of Ballavitchel Road. Being a sparsely populated rural cul-de-sac, Ballavitchel Road benefits from very little traffic despite being close to village amenities and Douglas town centre. Homecroft itself is accessed via a pillared entrance and private access lane leading to a tranquil private plot which enjoys 360 degree views over plantations and over rural fields to the hills beyond.

On the South side of the property beyond the colourful private landscaped gardens is an adjoining flat well fenced paddock of approximately 3 acres which would be ideal for a variety of uses including loose boxes and a small pony. The present owners of this home have embarked upon some recent refurbishment including a new kitchen and utility room extension with bi-fold doors leading onto a superb private sunny South facing raised sun patio which also takes advantage of the delightful position and uninterrupted rural views. Consequently the property is offered in excellent

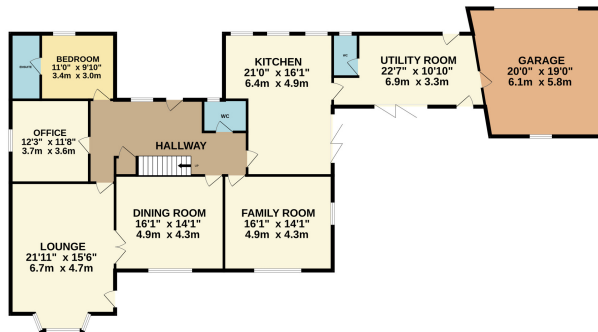




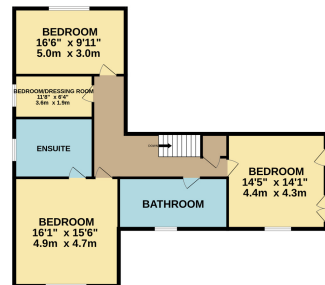


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GROUND FLOOR
2214 sq.ft. (205.7 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 3324 sq.ft. (308.8 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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