



ASKING PRICE

£825,000



## THE DETAILS



4



4



2



## The Willows

Booilushag, Ballajora, Ramsey

£825,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# The Willows, Booilushag, Ballajora





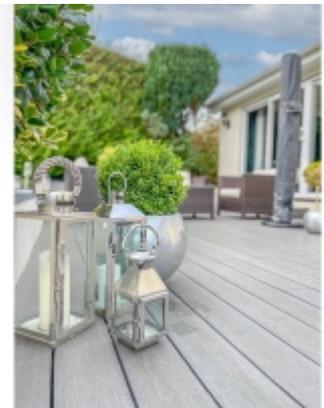








# The Willows, Booilushag, Ballajora



# The Willows, Booilushag, Ballajora





PROPERTY DETAILS FOR

# The Willows, Booilushag, Ballajora

## THE DESCRIPTION

- Immaculately presented bungalow
- Set in a rural location with stunning countryside views
- Entrance Hall, Lounge Diner, Cloakroom, WC, Kitchen Diner and Utility Room
- Master Bedroom with Dressing Room and En-Suite
- 3 further Bedrooms, all En-Suite
- Double Garage, off-road parking for 4 cars, block paved driveway
- South facing rear garden with sun terrace

## THE PROPERTY

Black Grace Cowley are delighted to offer The Willows, a stunning and spacious bungalow situated in Maughold with picturesque, rural views.

The accommodation is split over 2 floors, on the ground is an Entrance Hall leading to a Snug, Cloakroom and separate WC, Lounge Diner with a picture window and sliding doors providing access to the rear garden. A modern Kitchen Diner with shaker style base and wall units finished in soft cream, integrated appliances, black granite work surfaces, Falcon range with gas rings and electric ovens and Falcon fridge. Off the Kitchen Diner is a large Utility, finished to match the kitchen with space for washing machine, dryer and integrated fridge freezer. Master Bedroom with En-Suite Bathroom and Dressing Room and 2 further Bedrooms also with En-Suite Bathrooms. On the first floor there is a 4th double Bedroom with vaulted ceiling and En Suite, fitted wardrobes and dormer windows offering garden and countryside views.

Outside to the front is a large block paved driveway with off-road parking for 4 vehicles and a double Garage with electric up and over doors. Two cast iron lights sit either side of the entrance to the drive with manicured lawns. The rear, south-facing garden is private and enclosed with a generous sun terrace.

Mains water, electricity and drainage. Oil-fired central heating.

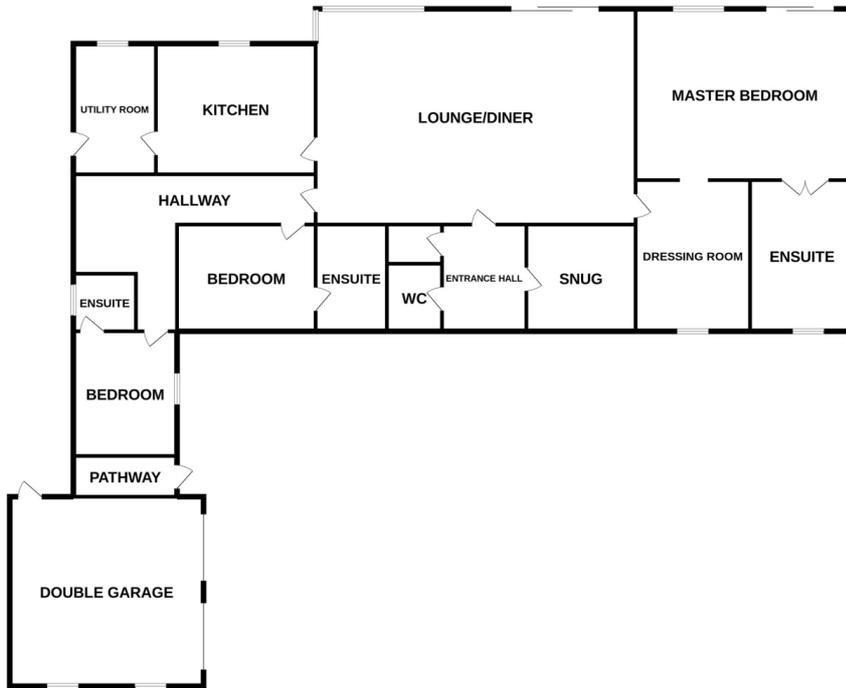
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## FLOORPLAN

GROUND FLOOR  
3332 sq.ft. (309.6 sq.m.) approx.

1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 3919 sq.ft. (364.1 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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## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.



## PROPERTY DETAILS FOR

# The Willows, Booilushag, Ballajora

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