

BALLACHRINK FARMHOUSE

AND 5 HOLIDAY COTTAGES | BALLARAGH





BALLACHRINK FARMHOUSE

- Ballachrink Farmhouse and 5 Holiday Cottages set in an elevated position on the northern side of Laxey
- Spectacular panoramic sea views across Laxey Beach and towards Clay Head
- The properties themselves are set within 5 acres of land accessed via a private driveway
- Farmhouse ground floor: large open plan Kitchen Diner, Lounge, Conservatory, Shower Room, 2 Bedrooms
- Farmhouse first floor: 3 double Bedrooms, (2 En suites), Family Bathroom and separate WC
- Dolls House Open Plan Lounge/Dining Room, 1 En Suite Bedroom
- Holly Cottage Open Plan Lounge/Dining Room, Bathroom, 2 Bedrooms (1 Twin/1 Double)
- Cherry Cottage Open plan Lounge/Dining Room, Bathroom, 2 double Bedrooms
- Fuchsia Cottage Duplex Open Plan Lounge/Dining Room, Bathroom, 1 double Bedroom
- **Primrose Cottage** Duplex Open Plan Lounge/Dining Room, Bathroom, 2 double Bedrooms

Black Grace Cowley are delighted to be able to offer this investment opportunity in one of the most sought after locations in the Isle of Man. The Ballachrink Holiday Cottage Estate is situated in an elevated position on the northern side of Laxey with spectacular panoramic sea views across Laxey Beach and towards Clay Head. The properties themselves are set within 5 acres of land accessed via a private driveway. The principal dwelling which is Ballachrink Farmhouse is approximately 2,000 sq ft of accommodation over two floors with private gardens, the ground floor of the property consists of a large open plan Kitchen Dining space, Lounge, Conservatory, Shower Room and 2 Bedrooms, one of which is currently used as an additional Reception Room. On the first floor there is a further 3 double Bedrooms, two of which are En Suites, Family Bathroom and additional W.C. Ballachrink Farmhouse would make for a perfect principal dwelling for someone wishing to live in such a location.

In addition to the Farmhouse there are 5 further holiday cottages all of which are 4 star rating and have been maintained to a good standard throughout.



5 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES



6 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES











9 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES



10 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES









12 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES







13 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES



14 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES









16 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES

Dolls House

This is the first property at the top of the driveway. Spacious detached double fronted cottage originally converted from a stone barn. Consists of good sized Lounge with beamed ceiling and adjoining Kitchen. Large double Bedroom which then leads to a fully tiled Bathroom. Large enough to accommodate 2 people as a holiday letting.











Holly Cottage

This is the second property up the driveway. Single storey converted barn modernised to an excellent standard. The property has an open plan Lounge, Dining and Kitchen area with full height pitched ceiling. Hallway which then connects 2 good sized double Bedrooms and a fully tiled Shower Room.











22 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES







Cherry Cottage

Single storey and the most modern cottage on site. Features an open plan Living Dining Kitchen space, two large double Bedrooms and a newly renovated fully tiled Bathroom suite. The property is wheelchair accessible.











26 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES







27 | BALLACHRINK FARMHOUSE & 5 HOLIDAY COTTAGES

Fuchsia Cottage

Two storey one bedroom converted holiday cottage finished to an excellent standard with a ground floor open plan Living Dining space and fully fitted Kitchen. On the first flor is a double Bedroom and fully tiled Shower Room.



Primrose Cottage

Duplex barn conversion with open plan Lounge Dining Room with good sized Bathroom and 2 double Bedrooms. Primrose Cottage is the one property that requires some updating.

All 6 properties benefit from their own privacy with ample outside space to accommodate all. There is a large block paved parking area to the top of the estate with a decent driveway leading up to the Cottages and the main Farmhouse. Approximately 4 acres of the land is a field on the south west side of the Ballachrink Estate with the rest of the grounds made up of patio areas and more formal gardens. In addition to the Cottages there is also a large 3 car Garage which is attached to Holly Cottage.

We would require sufficient notice to access all 5 dwellings, a site visit and viewing of the properties on offer is truly essential to appreciate the unique aspect of the estate.

