



ASKING PRICE

£750,000

THE DETAILS



5



2



4



Ballagawne Farmhouse

Kirk Michael

£750,000

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Ballagawne Farmhouse, Kirk Michael



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THE DESCRIPTION

- Beautiful double fronted detached Manx Stone built Farmhouse
- Stunning coastal and countryside views along the West coast to Peel Castle
- Master Bedroom with En-suite
- A further 4 Bedrooms, Family Bathroom, Cloakroom WC
- Lounge, Kitchen, Dining Room, Family Room/Sun Room
- Lower ground floor Utility and Storage room
- Lawned garden to the front, side and rear with private patio
- Accessed via a private lane with off-road parking
- Included with 4 acres of agricultural land
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring to the market Ballagawne Farmhouse, situated in a rural position on the outskirts of Kirk Michael. This traditional Manx Stone Farmhouse sits proudly in a slightly elevated position on the West coast of the Island with magnificent views towards Peel Castle and the surrounding countryside. This beautiful home retains many of the original features including stripped timber flooring, exposed stone, wood beams, restored Victorian fireplaces and yet feels, light, airy and spacious.

Sit within a walled, gated garden the flag stone path leads to the uPVC wood effect door into the porch with a brick detailed arch, tiled flooring and shelving, a timber door leads into the spacious inner hallway. The tiled flooring continues into the hallway that leads to the lounge on the left, the dining room, kitchen and sunroom are on the right, and stairs to the basement and upper floors. The lounge has stripped wood flooring, dual aspect windows, feature fireplace with log burning stove, exposed stone chimney breasts and original built-in storage cupboards. Through a door and down some steps to the basement which consists of two rooms one used as a utility room with plumbing for laundry appliances and the second room provides additional storage. Through a door on the left you step down into the heart of the home, a traditional farmhouse breakfast kitchen, with a polished flag stone floor, a range of bespoke oak base, wall and drawer units with an impressive double AGA with twin hotplates, double oven, warming oven, cookware storage cupboard and a separate electric hob. There is a separate electric oven and microwave, Belfast sink and granite work surfaces complete this lovely kitchen. Off the kitchen is the dining room, a door to the left leads to the cloakroom WC and rear porch, ideal for coats and muddy boots, Belfast sink and door access to the rear garden. Through a door from the dining room is the light and airy sunroom with feature stone bench, flag stone floor that is flooded with light from the Velux windows in the roof. There is a door to the rear garden and patio doors to the sunken, private patio and BBQ area that is perfect for entertaining friends and family.



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Upstairs to the half landing is a study hidden behind two beautiful stripped pine doors with fabulous views from the dual aspect windows. The master bedroom on the first floor is situated at the front of house and with dual aspect windows has stunning views along the Western coastline. Original beams, feature fireplace, recessed cupboards and fitted oak wardrobes, a spacious en-suite with claw foot free standing bath, sink, WC and heated towel rail make this master bedroom feel like a haven in which to relax and unwind. There is a large family bathroom with claw foot bath, separate shower, sink, WC, heated towel rails and plenty of storage. There are two further bedrooms on the first floor, bedroom 2 has fitted oak wardrobes and countryside views towards Peel Castle, bedroom 3 has a feature fireplace with stone wall detailing and fitted wardrobes. On the second floor, in the roof space, are two further double bedrooms with exposed beams and under eaves storage. There is a separate WC and sink between the two attic bedrooms.

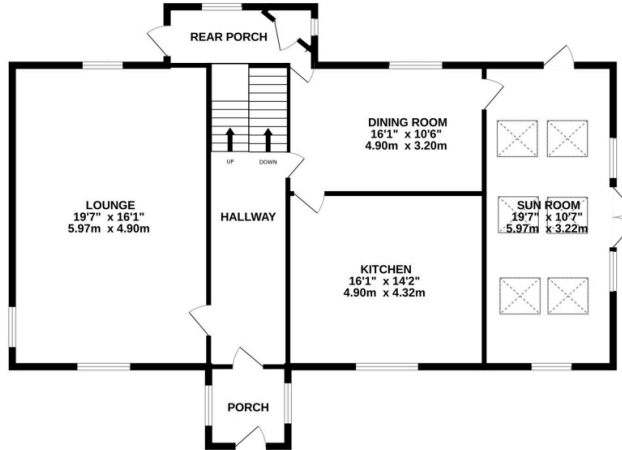
Outside there is a walled garden to the front, side and rear and a sunken paved patio. Off road parking for three cars. Oil fired central heating. uPVC double glazing. Included with the property are 4 acres of agricultural land with the opportunity to purchase an additional 9 acres.

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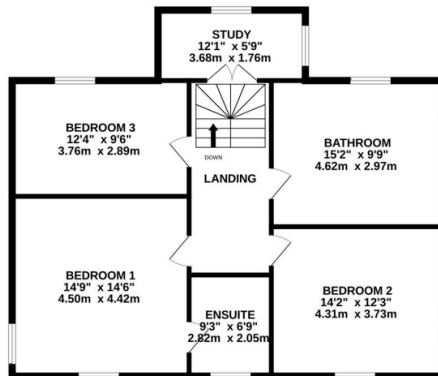
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FLOORPLAN

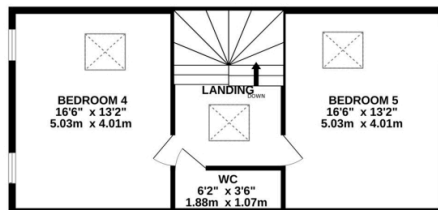
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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