



ASKING PRICE

£1,195,000



## THE DETAILS



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Ashbourne House  
Ballacraigne, St Johns  
£1,195,000

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e: [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

# Ashbourne House, Ballacraigne, St Johns (NEW)



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PROPERTY DETAILS FOR

## Ashbourne House, Ballacraigne, St Johns (NEW)

### THE DESCRIPTION

- Handsome period country residence
- Lawned gardens, with ornamental trees, shrubs, and mature fruit trees
- South facing 1 acre plot with planning permission for detached luxury bungalow
- 4 Reception Rooms, Breakfast Kitchen
- 4 Bedrooms plus large 2nd floor Studio with countryside views
- 2 En-suites plus Family Bathroom
- Indoor Swimming Pool
- Versatile range of outbuildings including 6 car garage
- Newly fitted boiler, oil tank and double glazing

### THE PROPERTY

Black Grace Cowley are delighted to offer the opportunity to purchase Ashbourne House, a well-presented detached family home. This substantial property provides privacy with well-proportioned living, indoor swimming complex, detached six car garage block, two car garage block and outbuildings. Situated in a semi-rural location, St Johns Village is a convenient 15 minute drive from central Douglas and 20 minutes to the airport, The Buchan School and King Williams College. Situated on the famous TT course this is one of very few houses around the course that has a second rear entrance enabling access at all times.

On the ground floor, the porch leads into a welcoming entrance hall with carpeted floor and access to the principal reception rooms consisting of a Dining Room, Study, and Snug. The main Lounge is accessed through the snug, a beautiful light and airy dual aspect room with double doors leading into the swimming complex with changing facilities. At the rear of the property is a well equipped kitchen with integrated appliances and tiled floor. The practical utility/boot room is plumbed for a washing machine, tumble dryer and leads through to the downstairs WC and rear access.

On the first floor is a spacious master bedroom with a substantial dressing room, and modern en-suite bathroom. A further three double bedrooms, en-suite bathroom and family bathroom are also located on this floor. The property benefits from a unique second floor studio, perfect as a den, hobby room or additional bedroom.

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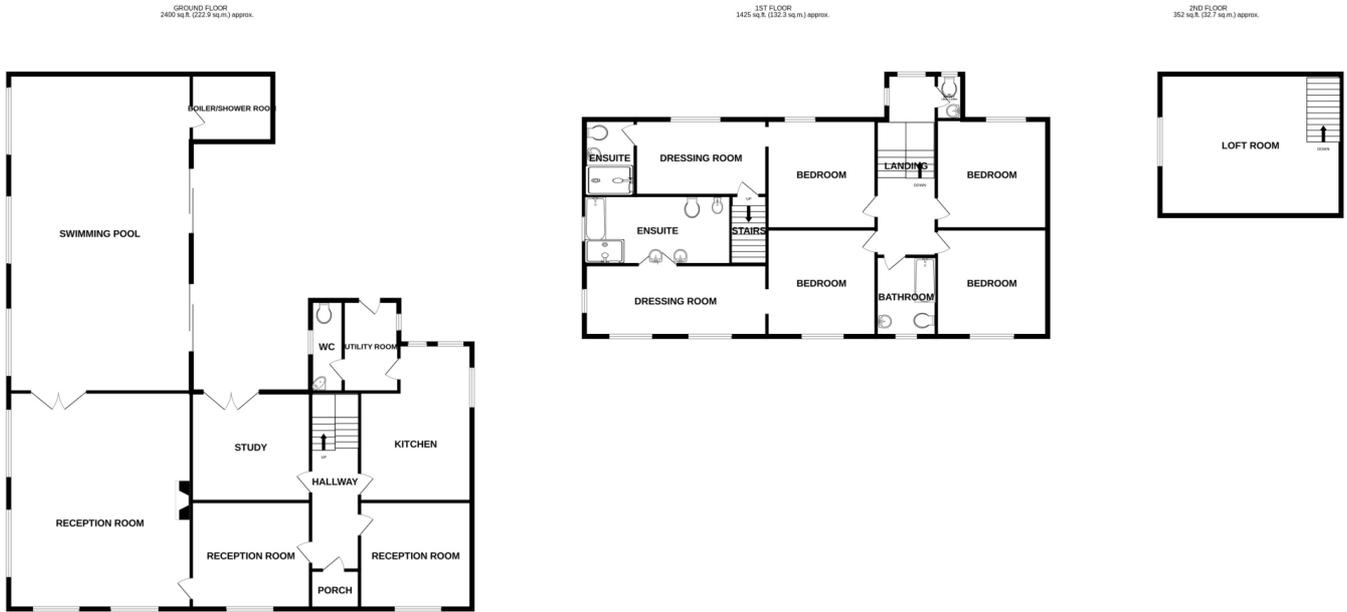
The property sits within 2.5 acres of well-tended, lawned gardens with several excellent mature fruit trees, a selection of interesting and ornamental trees, for more details please contact our office, with plenty of space for a garden allotment. The property is approached via a sweeping tarmac driveway which provides access to the generous parking at the rear. There is a stone built six car garage, two car garage, workshop and machine store. Planning permission for a luxury 4500sq.ft bungalow within the grounds with a southerly view of surrounding hills, perfect for multi-generational living.

All mains' services installed, including 3 phase electrics. Newly fitted oil boiler and double glazing. Recently fully re-roofed. New carpets throughout. Electric up and over doors to garages and new timber doors to one workshop/store and new rear gate.

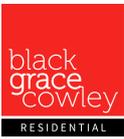
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# FLOORPLAN



**TOTAL FLOOR AREA: 4176 sq.ft. (388.0 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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