



ASKING PRICE

£1,475,000

THE DETAILS



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Bankfield

Ballamodha Straight, Ballasalla

£1,475,000

call in today or visit www.blackgracecowley.com for more details

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

Bankfield, Ballamodha Straight, Ballasalla













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THE DESCRIPTION

- Exceptional 5,000 sq. ft. true bungalow set within a private 2.1 acre plot
- Multiple Living Areas including 4 Reception Rooms
- Games Room, Gym, Laundry Room and Utility Room
- 4 spacious Bedrooms, 4 Bathrooms
- Detached 4 car Garage with self-contained Annex above
- Annex includes a double Bedroom, Study, Open-plan Living/Dining/Kitchen area and a separate Shower Room
- Gated driveway with parking for multiple vehicles
- Expansive gardens mainly laid to lawn, with a variety of patio areas surrounding the property
- Additional detached triple Garage and separate double Garage/Workshop
- Air Source Heat Pump and double uPVC glazing throughout
- Solar panels (PV system) assist with electricity generation

THE PROPERTY

Black Grace Cowley are delighted to offer Bankfield to the market. This exceptional 5,000 sq. ft. true bungalow in Ballasalla is set within a private 2.1 acre plot and includes additional outbuildings and a self-contained annex above the garage. Located within a five minute drive of Ronaldsway Airport, King Williams College and Castletown, surrounded by excellent scenic rural walks and local amenities.

The property is accessed via a gated driveway which leads to a generous parking area suitable for several vehicles. Upon entering the property there is a spacious entrance hall, with double doors leading into a central dining/reception hall. From the inner hallway, a set of doors leads into a dual-aspect formal lounge, featuring a fireplace and another set of French doors opening onto a raised patio area. Also off the inner hallway is the entertainment wing of the bungalow which includes a spacious games room – large enough to accommodate a full-sized pool table, which opens into a bar area/gymnasium. This area features vaulted ceilings, dual-aspect windows and patio doors leading out to a private courtyard.

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From the dining reception hall and the entrance hall is the kitchen breakfast room and dining space, which is fitted with a range of wall and base units with granite worktops with a centre island and integrated appliances including Neff triple ovens, warming drawer and an induction hob. Triple aspect windows overlook the property's impressive grounds. Off the kitchen/diner is a cosy snug, complete with a feature log burner and French doors opening onto the garden. The snug also links to the inner hallway, which can also be accessed via double doors from the dining hall. The laundry room, which also serves as a large pantry and storage area, connects to the utility room, where the hot water cylinder is located and has space and plumbing for a washing machine and dryer. Double doors from the utility lead out to the rear of the property.

The bedroom accommodation is primarily located in the southern wing of the bungalow. However, Bedroom 4 is accessed from the dining/reception hall. This is a good-sized double bedroom with built-in wardrobes and an en suite shower room featuring a walk-in wet-room style shower. There is also a guest WC accessible from the main reception space. A door from the reception hall leads to the bedroom hallway, which provides access to Bedrooms 2 and 3 – both spacious double bedrooms with built-in wardrobes and en suite bathrooms. At the end of the hallway, a door opens into the master suite. This begins with a walk-through wardrobe, leading into a dual-aspect dressing room with a feature central wall and access to either side. Beyond this lies the master bedroom itself. Off the master is a luxurious en-suite bathroom, complete with a jacuzzi bath, walk-in shower cubicle, his-and-hers basins and WC.

In addition to the main residence, there is a detached four-car garage with two up-and-over doors, rear-facing windows and a gardener's WC. A rear door leads into an additional workshop area. An external staircase leads to the upper floor of the garage, where a self-contained annex is located. The annex comprises a large open plan living, dining and kitchen area, fitted with a range of wall and base units. The space is dual aspect, with Velux windows adding to the natural light. There is also a double bedroom with sea views, a study, and a modern shower room.



PROPERTY DETAILS FOR

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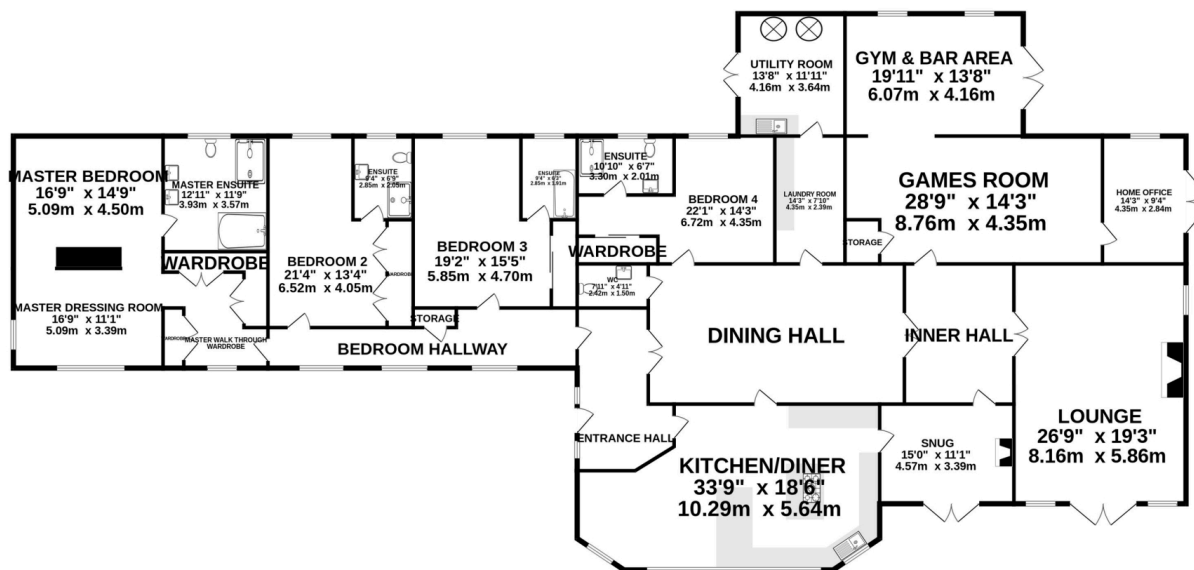
To the rear of the garage is a large, detached workshop, approximately the size of a 2.5 car garage. Additionally, there is a separate triple garage with its own access and surrounding grounds. The triple garage has two up-and-over doors, dual-aspect windows, a side door and a glazed entrance for natural light. The grounds of Bankfield extend to approximately 2.1 acres, predominantly laid to lawn with mature hedging and tree-lined borders. A feature pond with lily pads is located in one corner of the garden. The property enjoys stunning sea views toward the south of the island.

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FLOORPLAN

GROUND FLOOR
5048 sq.ft. (469.0 sq.m.) approx.

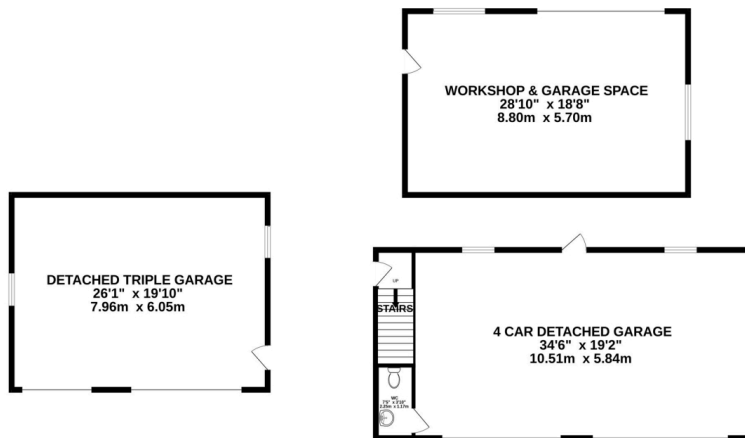


TOTAL FLOOR AREA : 5048 sq.ft. (469.0 sq.m.) approx.

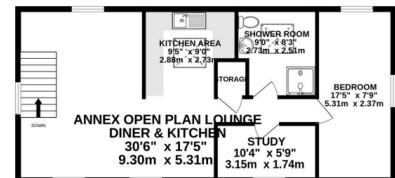
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FLOORPLAN

GROUND FLOOR
1792 sq.ft. (166.4 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 2459 sq.ft. (228.4 sq.m.) approx.

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