



ASKING PRICE

£1,575,000

THE DETAILS

 4  3  4



Lower Ballig

Tynwald Mills, St Johns

£1,575,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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









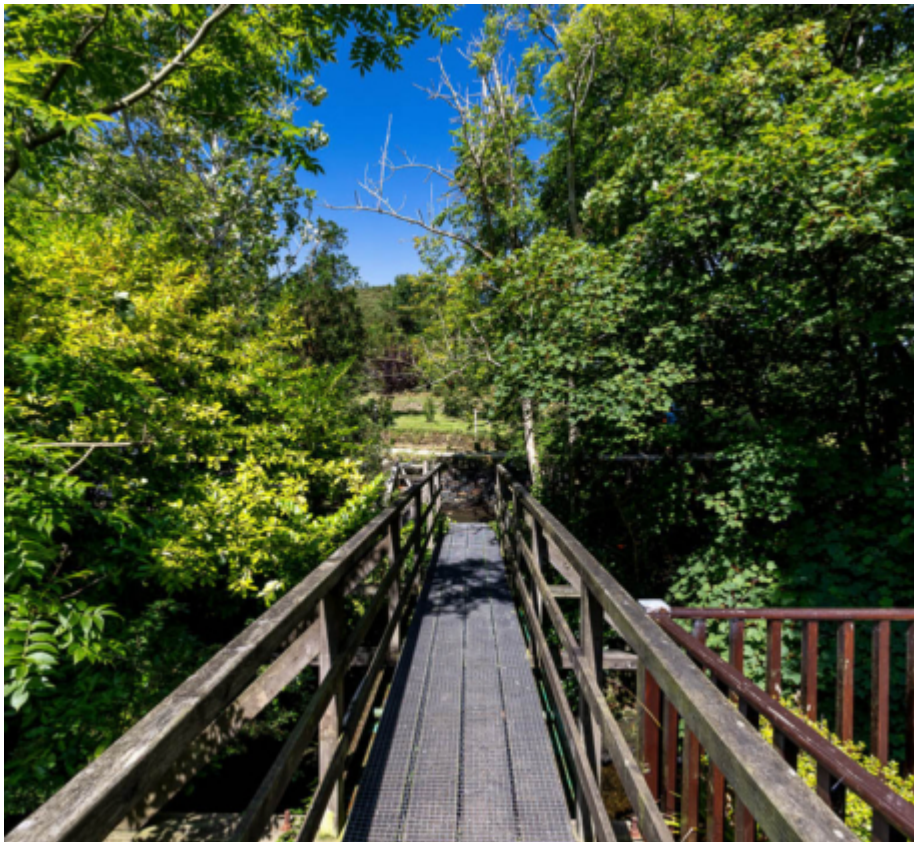








Lower Ballig, Tynwald Mills, St Johns



THE DESCRIPTION

- Stunning modernised and beautifully appointed family home
- Nestled in approximately 3.5 acres of private grounds
- Set within a peaceful rural location in the popular village of St Johns
- Family Dining Kitchen, Lounge, Dining Room, Snug and Utility
- 3 double Bedrooms, 2 Bathrooms and Cloakroom
- Detached double Garage with 1 Bedroom Guest Apartment above
- Master Bedroom, En Suite and Dressing Room
- Landscaped Gardens bounded by the River Neb
- Impressive Summerhouse/Garden Room and Shower Room/WC with outside decked area, fitted bar and gym area
- Detached Art Studio/Music Room over the third Garage

THE PROPERTY

Black Grace Cowley are privileged to offer Lower Ballig to the market. Constructed in 1988 this stunning, modernised, and beautifully appointed family home is nestled within approx. 3.5 acres of beautifully landscaped gardens. Set within a private, peaceful riverside setting in the centre of the island.

Upon entering the property there is a private driveway that descends down to a large off street parking area for several vehicles from which you have easy access to the primary residence, the double garage and self contained annex, plus the detached art studio/ garage store.

The principal dwelling offers spacious living accommodation which features a stunning family kitchen diner which opens out onto the courtyard garden, a formal dining room, lounge and snug, plus a utility room. There are three spacious bedrooms including a lovely master suite with en-suite bathroom and dressing room, and a modern family bathroom. The property has been finished to an exceptional standard throughout maintaining many original features.

In addition to the main house, there is a detached double garage, which accommodates two vehicles. Above the garage is a stunning, fully self contained annex apartment, with an open plan lounge/diner/kitchen with full height pitched roof and apex frame window enjoying views over the garden. Good size double bedroom and a separate bathroom.



PROPERTY DETAILS FOR

Lower Ballig, Tynwald Mills, St Johns

A detached former barn building offers additional space featuring a single garage/ storage room on the ground floor with an Art Studio/Music Room above

The property sits in easily maintained grounds with a large garden room/ gym with wrap around composite decked area, which leads on to the principal lawns which extend to approx. 1.75 acres. Beyond the lawned area is a private woodland area/secret garden, which leads down and borders the River Neb.

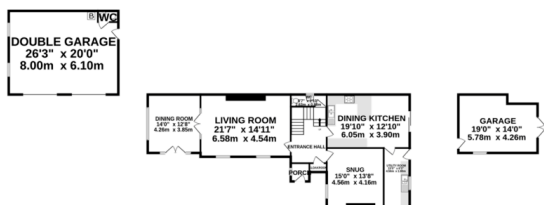
Lower Ballig is a stunning example of a beautiful family home with all the flexibility for multi-generational living, or the potential to generate further income from the self-contained annex. There is ample parking, garaging, additional outbuildings on offer, all of which are nestled within spectacular sheltered gardens in the lovely village of St. John's.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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

FLOORPLAN

GROUND FLOOR
1973 sq.ft. (183.3 sq.m.) approx.



1ST FLOOR
2197 sq.ft. (204.1 sq.m.) approx.



TOTAL FLOOR AREA: 4169 sq.ft. (387.3 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.
Made with Metropix ©2025



PROPERTY DETAILS FOR

Lower Ballig, Tynwald Mills, St Johns

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.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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