



ASKING PRICE

£899,000



THE DETAILS



5



4



3



Ballamenagh Cottage

Kirk Michael

£899,000

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

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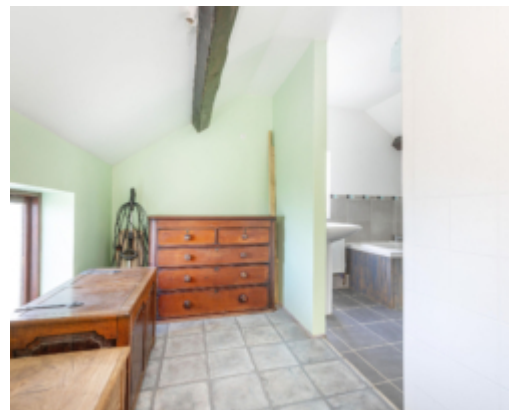
Ballamenagh cottage, Kirk Michael



Ballamenagh cottage, Kirk Michael



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Ballamenagh cottage, Kirk Michael



Ballamenagh cottage, Kirk Michael



Ballamenagh cottage, Kirk Michael





PROPERTY DETAILS FOR

Ballamenagh cottage, Kirk Michael

THE DESCRIPTION

- Extended Manx Cottage full of character and charm
- Rural location with stunning countryside and sea views
- Lounge, Snug, Dining Room/Study area
- Bespoke Kitchen, Boot room, Utility room, WC
- Primary Bedroom, dressing area and family bathroom
- 2 Double bedrooms, en-suite shower room
- Detached double garage/workshop
- 2 Bed Apartment above Garage currently tourist board registered
- Stable block with 5 stables, Agricultural shed
- 19 acres of agricultural land
- Ideal for equestrian, smallholding, or lifestyle use

THE PROPERTY

Black Grace Cowley are delighted to present Ballamenagh Cottage an enchanting and beautifully extended traditional Manx home, brimming with character and charm. Thoughtfully enhanced while retaining its original quirks and period features, this unique property offers a rare blend of heritage and modern comfort. Set in an elevated position above Handleys Corner in Kirk Michael, along the world-famous TT Mountain Course, the cottage enjoys truly breath-taking panoramic views across the Island's West Coast, where rolling countryside meets the open sea. Perfectly suited for families, the property falls within the catchment area for Kirk Michael Primary School and QEII High School in Peel.

Inside, the cottage offers generous and versatile living space. Two inviting reception rooms, consisting of a warm and welcoming lounge and a cosy snug, both feature ingle-nook fireplaces with multi-fuel burners, creating the perfect atmosphere for relaxing evenings. The kitchen, thoughtfully converted from the original cowshed, combines rustic charm with practicality, featuring bespoke pine cabinetry, quartz worktops, and space for a Rangemaster cooker. A spacious boot room leads into an impressive vaulted dining room, ideal for entertaining that flows seamlessly into a flexible study area. The ground floor also includes a well-appointed shower room, a third bedroom, and a separate utility room with additional WC. Upstairs, two generous double bedrooms both benefit from en-suite facilities, with the primary suite also enjoying a dressing area.

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The cottage is set within approximately one acre of beautifully landscaped gardens, perfectly positioned to take full advantage of the uninterrupted sea and countryside views. Beyond, a further 19 acres of grazing land provide exceptional potential for equestrian pursuits or smallholding use. A detached double garage with workshop, shower, and WC adds further practicality, while an apartment above, currently registered as tourist accommodation, offers excellent flexibility, with its own open-plan living space, kitchen, two double bedrooms, and family bathroom, it is ideal for guest accommodation, holiday letting, or multi-generational living. Completing the rural picture is an extensive range of outbuildings, including a stable block with five stables and a large agricultural lambing shed, offering outstanding versatility for a variety of uses.

uPVC double glazing. Oil-fired central heating. Viewings highly recommended to truly appreciate the versatility of this unique property.

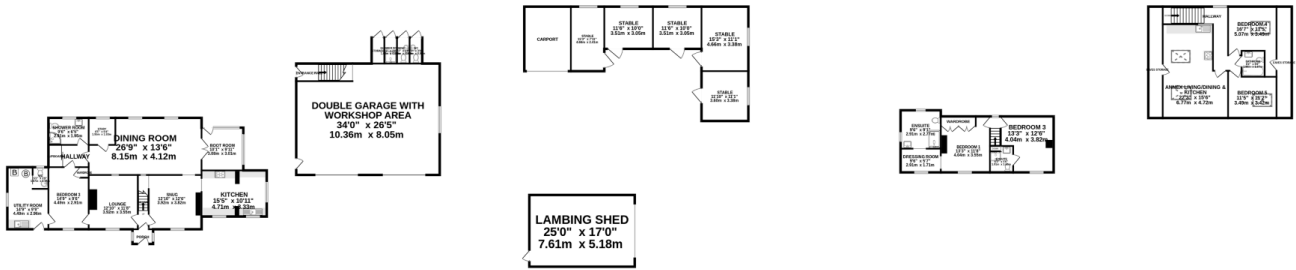
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FLOORPLAN

GROUND FLOOR
3582 sq.ft. (332.8 sq.m.) approx.

1ST FLOOR
1384 sq.ft. (128.5 sq.m.) approx.

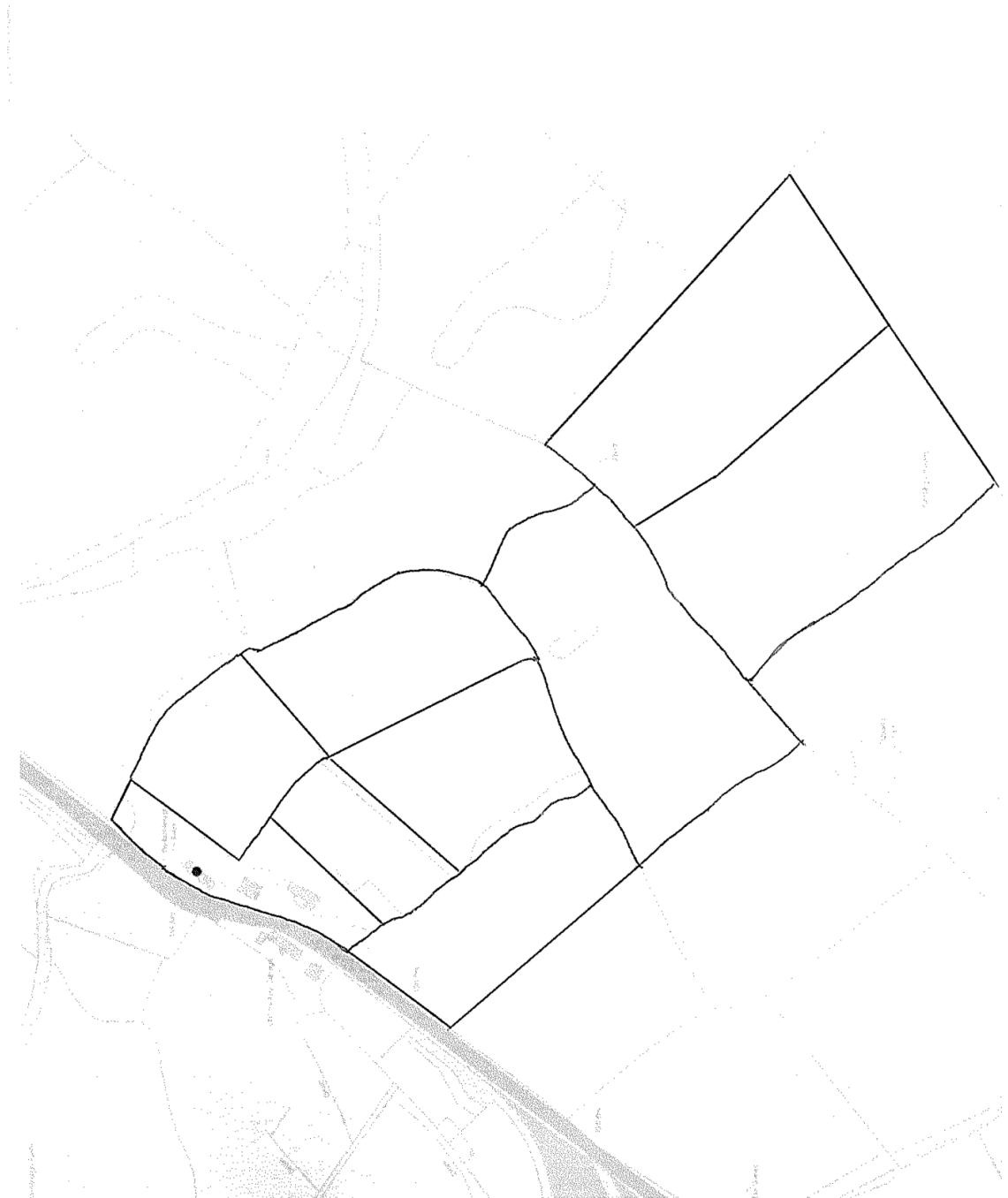


TOTAL FLOOR AREA: 4966 sq.ft. (461.4 sq.m.) approx.

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





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