



ASKING PRICE

£975,000



## THE DETAILS



4



2



2



Woodlands

Ballagawne Road, Colby

£975,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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

# Woodlands, Ballagawne Road, Colby













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## THE DESCRIPTION

- Substantial semi-detached family home with flexible accommodation
- Spacious open-plan kitchen with moveable island, AGA & granite worktops
- Multiple reception rooms including living room & music/family room
- Utility room, plant room & porch/boot room
- Downstairs toilet/cloakroom
- Four bedrooms, including a large principal suite with balcony
- Bedroom 3 is currently used as a home gym/sauna
- Additional upper floor with office/TV room/Bedroom 5 & extensive attic storage
- High-quality en suite with bath, bidet, walk-in shower & underfloor heating
- Well-appointed family bathroom
- Two bedrooms with direct access to south-facing balconies
- Feature fireplaces and quality flooring throughout
- Integral single garage with adjoining potting/log store
- Detached double garage
- Paved driveway with ample parking
- Large established front and rear gardens
- EV charger installed, Electric heating (discounted tariff) with LPG cylinders for gas hob
- Triple glazed windows and air source heat pumps

## THE PROPERTY

Black Grace Cowley are delighted to offer Woodlands to the market, a substantial, Design-Led Family Home with Exceptional Living Space, Balcony Views & Lifestyle Features.

A beautifully proportioned and thoughtfully configured four-bedroom home, offering a rare blend of generous living space, high-quality finishes and lifestyle-driven features including a bespoke kitchen, multiple reception areas and south-facing balconies. Set within established grounds with ample parking and garaging, this is a home designed as much for modern family life as it is for entertaining.

The ground floor centres around a superb open-plan kitchen and dining space, complete with a substantial island, shaker-style cabinetry, granite worktops and integrated appliances, anchored by an AGA. This flows naturally into a dedicated dining area with fitted shelving, making it ideal for both everyday family use and more formal entertaining.



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Complementing this are multiple reception rooms, including a well-proportioned living room with parquet flooring, feature stone fireplace and dual aspect, and a separate music/family room with parquet flooring and an ornate fireplace — offering flexibility depending on how a buyer wishes to live. A practical utility and plant room sit off the kitchen, alongside a porch/boot room, ensuring the house works just as well day-to-day as it does aesthetically.

Upstairs, the principal bedroom suite is a standout feature. Generous in scale, it benefits from built-in wardrobes, a large en suite with heritage-style fittings, twin vanity units, bath, bidet, walk-in shower and underfloor heating, as well as French doors opening onto a balcony with southerly views. Further bedrooms are equally well considered. A second bedroom also enjoys balcony access, while a third is used by the current owners as a home gym with sauna. A fourth double bedroom and a well-appointed family bathroom complete the first floor accommodation.

An additional upper level provides excellent versatility, currently arranged as a home office/bedroom, TV room and a walk-in attic storage space with impressive ceiling height and eaves storage — ideal for modern flexible living.

Externally, the property continues to deliver. The front is laid to lawn with a paved driveway providing ample parking, alongside both integral and detached garaging with a dedicated outdoor BBQ area with woodburning stove. The rear garden is generous and well-established, offering privacy and space for families.

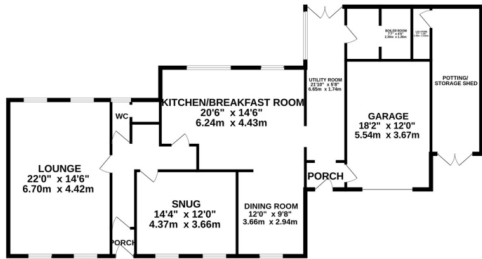
Note- the sauna is not included in the sale.

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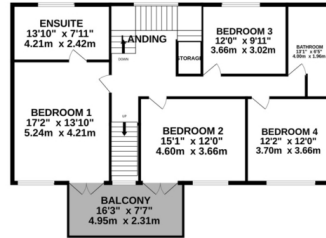
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# FLOORPLAN

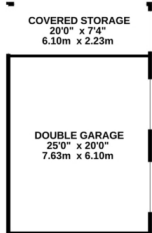
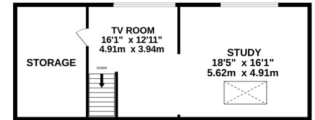
GROUND FLOOR  
2266 sq.ft. (210.5 sq.m.) approx.



1ST FLOOR  
1135 sq.ft. (105.5 sq.m.) approx.



2ND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 4070 sq.ft. (378.2 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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