

Crossag Farmhouse, Crossag Road, Ballasalla

Ref No DCP01070



PRICE £795,000

DOUGLAS

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CASTLETOWN

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RAMSEY

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- Farmhouse Style Residence Set in Approximately 1 Acre
- 3 Generous Reception Rooms, Study and Orangery/Garden Room
- Large Farmhouse Style Kitchen and Utility Room
- 5 Bedrooms (Master En-Suite)
- Family Bathroom, Jack and Jill Bathroom, Plus Cloakroom WC
- Double Glazing and Oil Fired Central Heating
- Double Garage
- Stone Store/Workshop
- Derelict Barn with Potential Subject to Planning Permissions
- Conveniently Situated for Airport, Schools, Douglas and Castletown
- Inspection Highly Recommended
- No Onward Chain

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Through gated access, a gravelled driveway carves its way through the mature lawned gardens where there is parking for multiple vehicles. Access to double garage and storeroom/workshop. Derelict barn with potential subject to planning permissions.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling out of Castletown into Ballasalla, continue past the airport, over the steam railway crossing and proceed ahead over both mini roundabouts onto Crossag Road, where Crossag Farmhouse will be found on the right hand side of the road just beyond the junction with Phildraw Road.

In greater detail the accommodation comprises:

GROUND FLOOR

OPEN PORCH Night light. Quarry tiled floor. Half glazed door to:-

ENTRANCE HALL Amtico flooring. Cloaks cupboard. Door to:-

LOUNGE (14'8" x 14'2" approx.) Attractive Manx Stone Chollagh fireplace with open grate fire. Exposed beam features. Two wall light points and halogen downlighting. TV, satellite and telephone points. Doors to inner hall and:-

SITTING ROOM (17'4" x 14'7" approx.) Built-in double shelved cupboard. Hard wood double French door to terrace and garden. Halogen downlights. Door to:-

GAMES ROOM (17'5" x 13'10" approx.) Twin windows. Opening to storage area. Door to rear garden. Halogen downlighters.

INNER HALL (18'8" x 6'6" approx.) Stone feature pillars. Halogen downlighters. Door to:-

CLOAKROOM Containing a white coloured suite, comprising low flush WC and wall hung wash hand basin; fully tiled walls; extractor fan and halogen lighting.

KITCHEN (16'10" x 14'2" approx.) This farmhouse style kitchen has an extensive range of matching wall cupboards and base units, together with laminated work surfaces, incorporating Villeroy and Boch, porcelain 1½ bowl sink, with mixer tap and concealed counter lighting. Integrated dishwasher and Range Master range style cooker with matching extractor hood above. Central island unit with marble effect laminated work surface and an integrated freezer. Fully tiled walls. Amtico flooring. Halogen downlighters. Clear opening to:-

DINING ROOM/CONSERVATORY (16'4" x 7'1" approx.) Hardwood double glazed construction. Light, power and radiator points are installed. Double French doors to patio and garden.

ORANGERY/GARDEN ROOM (22'9" x 13'7" approx.) This impressive Rutland County orangery was the most recent addition to the property and has four double hardwood French doors providing access to the patio and garden. Roof vent and halogen lighting. Under-floor electric heating. TV, satellite and telephone points. Door to:-

MUSIC ROOM/STUDY (14'1" x 8'11" approx.) Fitted pine bookshelves with cupboards below. Additional fitted shelving. Telephone point. Halogen downlighters.

FIRST FLOOR

LANDING Large built-in airing cupboard with radiator.

MASTER BEDROOM (16'9" x 12'0" approx.) Wall of fitted wardrobes with drawer units. Dual aspect windows. Halogen downlighters. Door to:-

EN-SUITE BATHROOM Fully tiled walls to complement the white coloured suite, comprising panelled bath with hand shower, large, modern shower cubicle with fully plumbed overhead and hand showers, low flush WC and pedestal wash hand basin. Shaver light/socket and extractor fan.

BEDROOM 2 (16'9" x 12'0" approx.) L-shaped bedroom with dual aspect windows. Door leading to:-

'JACK AND JILL' BATHROOM Containing a white coloured suite, comprising panelled bath with mixer tap shower and screen above, low flush WC and pedestal wash hand basin. Full tiling to two walls. Extractor fan. Halogen lighting. Door to:-

BEDROOM 3 (14'4" x 12'7" approx.) Television point. Door to:-

BEDROOM 4 (12'1" x 11'5" approx.) Built-in single wardrobe with fitted hanging rail and shelf. Halogen downlighters.

BEDROOM 5 (14'5" x 9'11" approx.) Dual aspect windows. Loft access.

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FAMILY BATHROOM Containing an ivory coloured suite, comprising panelled bath with mixer tap shower and screen above, low flush WC and vanity wash hand basin with cupboard above. Fully tiled walls. Shaver light/socket. Extractor fan. Halogen lighting.

OUTSIDE

INTEGRAL GARAGE (27'0" x 19'0" approx.) Twin electronically controlled metal up and over doors. Light and power points are installed. Fitted workbench.

STOREROOM (14'0" x 13'0" approx.) Light and power points are installed. PVC oil tank.



SERVICES

Mains services and water are installed. Private drainage.

Oil fired central heating.

Double glazed windows.

ASSESSMENT

Rateable value £TBC

Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

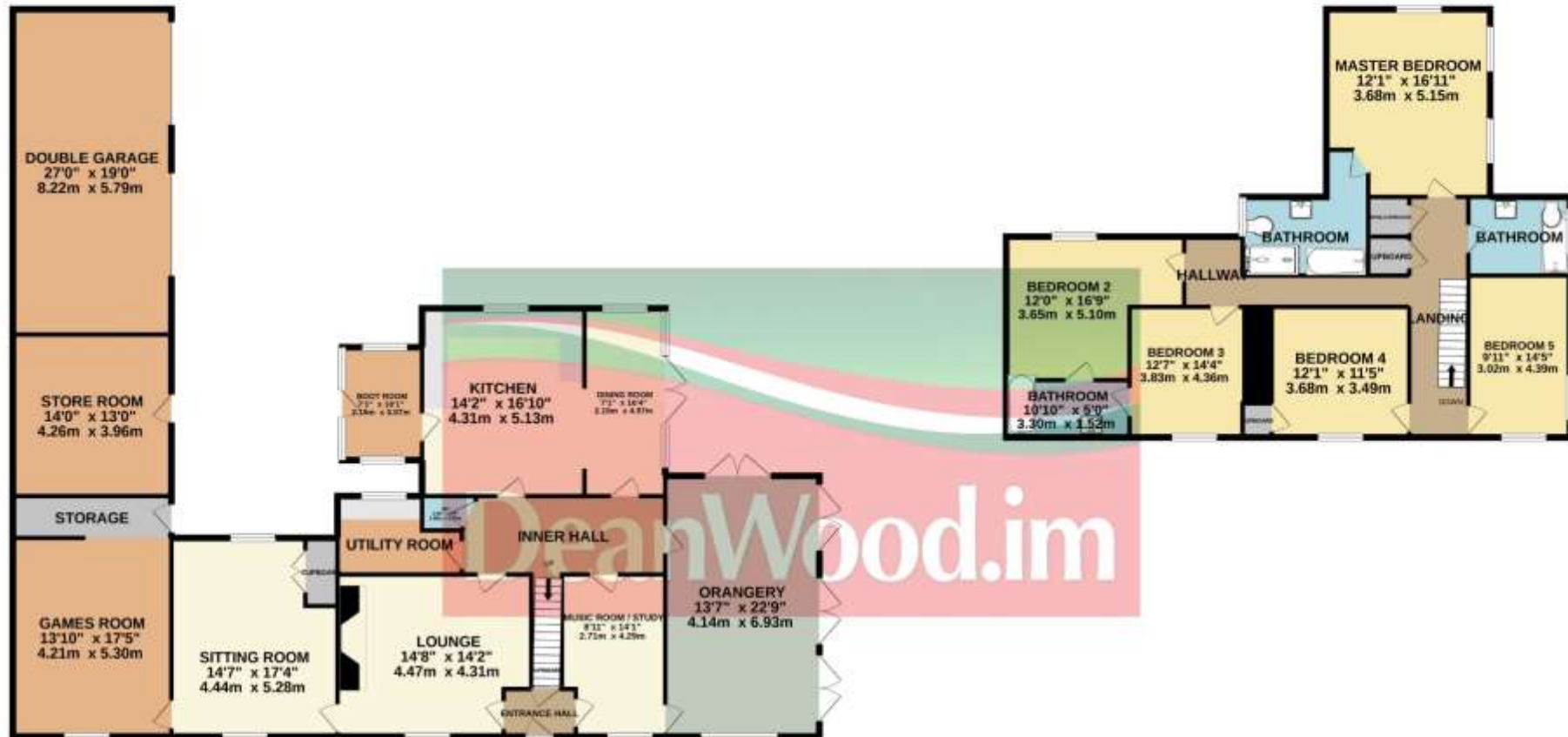
VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

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GROUND FLOOR
2457 sq.ft. (228.2 sq.m.) approx.

1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 3645 sq.ft. (338.6 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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