

Ballasalla Place, Douglas Road, Ballasalla

Ref No DCP01086



PRICE £1,100,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

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- Stunning Well Maintained Georgian Property in a Sought After Village Location
- Nestled in its own Grounds Offering a High Degree of Privacy and Seclusion
- Stunning Large Walled Garden Area
- 5 Reception Rooms
- 5 Bedrooms
- Dressing Room with Luxury Shower Room
- Family Bathroom
- Private Courtyard Area Providing Ample Off-Road Parking and Garaging
- 3 Large Storage Rooms
- Wine Store
- Detached Coach House/Annex
- Viewings Strongly Recommended
- Offered for Sale with No Onward Chain
- Gas Fired Central Heating

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Electronic double gates to the side of the property provide vehicular access to the courtyard area. The coach house/annex is located to the side of the courtyard with separate garaging and storage. Beyond the courtyard and to the rear of the property is a large private garden abounded by high walls. The beautiful gardens are well tended with an abundance of flowers, shrubs, trees and ornamental pond. Generous lawn area with summer house. Greenhouse. The property also has gated access onto The Paddocks.



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DIRECTIONS TO PROPERTY:

Travelling out of Castletown passing the airport, turn left at the Balthane roundabout to proceed into Ballasalla. Continue over the level crossing to the roundabout and turn right towards Douglas. Ballasalla Place will be found on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

RECEPTION HALL (17'11" x 13'3" approx.) Stunning period reception hall with a feature log burning stove, built-in cupboards with shelving. Karndean flooring. Stunning views to the front of the garden. Stairs leading off to upper floor. Door to:-

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SITTING ROOM (14'8" x 14'5" approx.) Feature Georgian fireplace with marble slip, surround and mantel over. Built-in cupboards. Multiple aspects to the garden area. Coved ceiling. Dado rail. Provision for wall mounted television with cabling. Shelving storage. Period skirting boards.



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DINING ROOM (16'4" x 14'5" approx.) Light and airy room with feature Georgian fireplace. Wall lights. Dado rail. Karndean flooring.



SUN ROOM (16'10" x 15'5" approx.) Bright, pleasant room with French doors to garden area. Stunning roof lantern with providing ample natural light and downlighters. Karndean flooring.



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FAMILY ROOM/BAR (14'0" x 11'5" approx.) Currently fitted with a shelving/bar area with built-in drawers and display units. Feature fireplace with wooden surround. Dado rail and coving. Karndean flooring. Suitable for a number of uses.



BREAKFAST ROOM Serving hatch to kitchen area. Karndean flooring. Light and airy room.



SHOWER ROOM Newly fitted with large double walk-in shower, WC and wash hand basin. Fully tiled walls and floor. Storage cupboard. Door to outside and hot tub area.

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DINING KITCHEN Fitted with an excellent range of wall and base units with worktops incorporating a 1½ bowl sink with mixer tap and drainer unit. Pull-out larder unit. Integrated dishwasher. Bin store. Stainless steel range with five ring electric hob, double oven and steel extractor hood over. Space for American style fridge freezer. Glass roof lantern and ceiling spotlights. Door to large pantry. Rear porch area.



FIRST FLOOR

MASTER BEDROOM (17'9" into bay x 13'2" max) Stunning feature bay window providing elevated aspects over the garden area. Feature marble fireplace. Coving. Dado rail.



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DRESSING ROOM (8'0" x 12'1" approx.) Fitted with a good range of floor to ceiling wardrobes with hanging rails and shelving. Vertical radiator. Stunning views towards garden area. Door to:-



SHOWER ROOM Suite comprising enclosed shower cubicle with glass screen and rainshower over, WC, bidet, twin vanity unit wash hand basin. Fully tiled walls and flooring. Mirrored medicine cabinet. Chrome vertical ladder towel rail. Obscured glazed windows with fitted blind.



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INNER HALL Staircase to upper floor. Large walk-in storage room and airing cupboard.



FAMILY BATHROOM Suite comprising Jacuzzi style bath with shower attachment, walk-in double shower with glazed screen, wash hand basin over vanity unit and WC. Chrome ladder towel rail. Wall mounted mirrors. Obscured glazed window. Downlighters.



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BEDROOM 2 (13'10" x 11'7" approx.) Good size double bedroom with dual aspects.



BEDROOM 3 (16'5" x 11'6" approx.) Good size double bedroom. Fitted shelving.



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SECOND FLOOR

LANDING

BEDROOM 4 (12'4" x 11'3" approx.) Wooden flooring and beamed ceiling with Velux rooflight. Limited head height.



BEDROOM 5 (12'1" x 11'3" approx.) Wooden flooring and beamed ceiling with Velux rooflight. Limited head height.

THE OLD COACH HOUSE



GROUND FLOOR

HALLWAY

UTILITY/LAUNDRY ROOM (11'5" x 15'6" approx.) Presently used as a utility area and comprises space for washing machine and dryer, wall mounted gas boiler. Fitted with a range of wall and base units and sink unit.



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FIRST FLOOR

LANDING Laminate flooring.



MAIN BEDROOM (13'2" x 10'9" approx.) Laminate flooring. Feature fireplace. Loft access.



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STUDY Range of cupboards.

BATHROOM Suite comprising bath, wash hand basin inset unit and WC. Chrome towel rail. Tiled floor. Velux rooflight.



OFFICE AREA (27'1" x 15'7" approx.) Suitable for a number of uses however presently used as an office. Multiple aspects towards the courtyard
Laminate flooring. Wood panelled ceiling.

OUTSIDE

GARAGE 1 (16'10" x 7'5" approx.) Wooden double doors. Light and power installed.

GARAGE 2 (16'10" x 9'6" approx.) Sliding door. Original cobbled floor. Personnel door. Light and power installed.

STORAGE ROOM (14'5" x 11'10" approx.)

BIN STORE

WINE STORE

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SERVICES

All mains services are installed.

Gas fired central heating.

To both properties albeit on separate supplies.

ASSESSMENT

Rateable value £236

Approx Rates payable £1,831.38 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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