

UPLANDS, HILL PARK, BALLAKILLOWEY, COLBY £899,000



- Deceptively Spacious Detached House
- Enjoying Magnificent Panoramic Views to Coast and Hills
- Three Very Generous Reception Rooms
- Modern Fitted Kitchen with Appliances
- Four Large Bedroom (One En-Suite Bathroom), Two Family Bathrooms
- Garaging for Three Cars, Predominantly Double Glazed
- Oil Fired Central Heating
- Delightful Surrounding Gardens

Travelling along the inland road from Port Erin to Colby, turn left at the Sloc roundabout, continue uphill and turn second right into Ballakillowey where Uplands will be found as the second property on the left hand side of the road.

An opportunity to purchase this large detached family home situated in a highly desirable semi rural residential location of Ballakillowey. The property is located in a quiet location within minutes of local villages, schools and beaches. This spacious home occupies a superb size plot position with an impressive garden. Colby is a small village in the south of the Isle of Man in the parish of Arbory. It lies on the A7 road between the towns of Castletown and Port Erin and close to the similarly sized village of Ballabeg.

Ground Floor

Open Porch

Ceramic tiled floor. Night Light. Glazed multi pane door to:

Reception Hall

21'10" (6m 65cm) x 8'10" (2m 69cm) approx.

Plaster ceiling cornice. Two ceiling lights. Hardwood open tread staircase up to the first floor. Built in double cloaks cupboard. Two wall light points. Glazed double doors to:



Sitting Room

22'3" (6m 78cm) x 15'10" (4m 82cm) approx.

Stone faced feature open grate fireplace and tiled hearth. Two wall light points. Plaster ceiling cornice. Two ceiling lights. Double glazed picture window enjoying magnificent distant sea and hill views. Television point. Glazed double doors to:



Dining Room

19'4" (5m 89cm) x 14'0" (4m 26cm) approx.

Egg and dart cornice. Dual aspect double glazed picture windows enjoying the southern views. Door to:



Kitchen

15'6" (4m 72cm) x 10'0" (3m 4cm) approx.

Fitted with a range of matching wall and base units with wood effect laminate work surfaces incorporating an inset single drainer double bowl stainless steel sink with mixer tap. Tiled splash back areas. Ceramic hob and grill plate, cooker hood above. Upright unit housing the Neff double oven. Integrated Bosch dishwasher. Space for fridge and freezer. Door to:



Utility Room

Fitted cupboards and work surfaces. Belfast sink. Plumbed for washing machine. Grant oil fired central heating boiler and water storage cylinder. Door to garden.



Cloakroom

White low flush w.c. Fitted adjustable shelving.

Study/Bed 5

15'10" (4m 82cm) x 14'5" (4m 39cm) approx.

Coved ceiling. Picture window. Television and telephone points. Two wall light points.



Inner Hall

Walk in linen cupboard.

Bathroom

Fully tiled to complement the powder blue suite comprising panelled bath, low flush w.c. and pedestal wash hand basin. Coved ceiling. Wall light point.



Master Bedroom

16'5" (5m 0cm) x 14'4" (4m 36cm) approx.

Picture window with delightful distant views, additional side window. Coved ceiling.



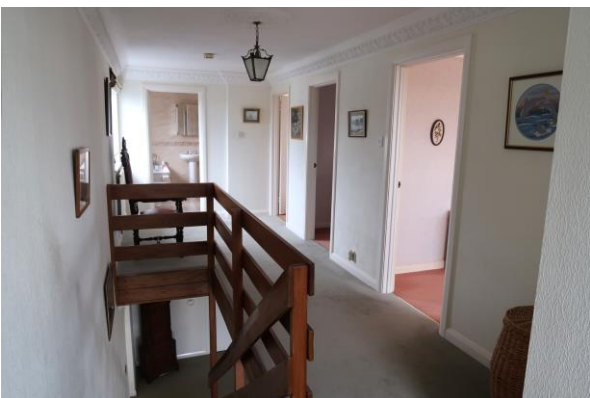
En-Suite Bathroom

Fully tiled to complement the suite comprising panelled bath, low flush w.c. and pedestal wash hand basin. Illuminated mirror and shaver socket. Glazed shower enclosure with fully plumbed shower valve. Extractor fan.



First Floor

Landing



Bedroom 2

15'10" (4m 82cm) x 14'4" (4m 36cm) approx.

Dual aspect double glazed windows with delightful views. Built in double wardrobe. Coved ceiling.



Bedroom 3

15'10" (4m 82cm) x 15'2" (4m 62cm) approx.

Dual aspect double glazed windows. Coved ceiling. Freestanding wardrobes, matching chest of drawers and bedside tables. Wash hand basin.



Bedroom 4

15'10" (4m 82cm) x 6'4" (1m 93cm) approx.

Loft access.



Outside

A sweeping concrete driveway provides access to:

Integral Garage

19'7" (5m 96cm) x 9'9" (2m 97cm) approx.

Up and over door. Light, power and water installed.

Detached Double Garage

22'9" (6m 93cm) x 18'0" (5m 48cm) approx.

Electric up and over door. Light and power.



Gardens

Mature, extremely well tended gardens surround this delightful property. Comprising contoured lawns with heavily planted flower/shrub borders, external light points and concrete pathways providing walking access to both front and rear of the house.



Agent Notes

SERVICES Mains water, electricity and drainage installed. Oil fired central heating. **INCLUSIONS** Fitted carpets.
RATES Rateable value £256. Approx rates payable gross £1792.26 (inclusive of water rates) 2023/2024. **POSSESSION**
FREEHOLD VACANT POSSESSION ON COMPLETION. **VIEWING** Strictly by appointment through the Agent, Harmony Homes. **OFFERS** Strictly through the Agent, Harmony Homes.

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