



Wayside Cottage, Main Road
Ballabeg

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£279,950



Wayside Cottage

Main Road, Ballabeg

Wayside Cottage is a charming Manx stone cottage in Ballabeg with a cosy lounge, two bedrooms, a generous rear yard and a tranquil private garden, close to Ballasalla, Castletown and Port Erin.

Tenure: Freehold

- A quaint cottage in Ballabeg village
- Conveniently located for easy access to Ballasalla, Castletown and Port Erin.
- A good-size rear yard with a shed, plus a large secluded and tranquil garden
- A cosy lounge with a focal inglenook fireplace and log burner
- Fitted kitchen plus utility area
- Family bathroom
- 2 Bedrooms
- uPVC double glazing
- Gas (Bottled) fired central heating
- Perfect for first time buyers, professionals or investors

Entrance Hall

The front door opens into a welcoming entrance hall, enhanced by modern recessed downlights and stylish laminate wood flooring. A staircase leads to the first floor, with practical built-in storage cupboards below. The electric fuse board and meter are conveniently located above the front door, ensuring easy access.

Lounge

A quaint and inviting lounge featuring a charming inglenook fireplace, complemented by matching alcove storage cupboards on either side. Character beams add rustic appeal, enhanced by decorative wall lights and a coordinating ceiling light. The room also benefits from an additional storage cupboard with a bookshelf above and the television and satellite points are conveniently placed. A uPVC window provides a front aspect view and natural light.

Kitchen

A fitted kitchen featuring white fronted cupboards and drawers paired with a contrasting wood effect worktop, incorporating a stainless steel sink and drainer with tiled splashbacks. Integrated appliances include a fridge/freezer, a four-ring electric hob, an under-counter oven and grill, along with an additional warming drawer below. There is also space provided for a tumble dryer. A uPVC half-glazed door and window flood the room with natural light, while ceiling spotlights and laminate wood flooring complete this practical space.

Utility Area

There is designated space with plumbing for a washing machine, along with a wall-mounted Alpha gas-fired central heating boiler. The area features practical tiled flooring and also access to a loft space for additional storage options.





Bathroom

The bathroom features a white panelled bath with a Mira electric shower over, complemented by a tiled surround and glass screen. Additional fittings include a WC and a wash hand basin set within a vanity unit, complete with a wall-mounted mirror and light above. A heated towel rail and tiled flooring add practicality and comfort, while a uPVC window with opaque glass provides natural light and privacy.

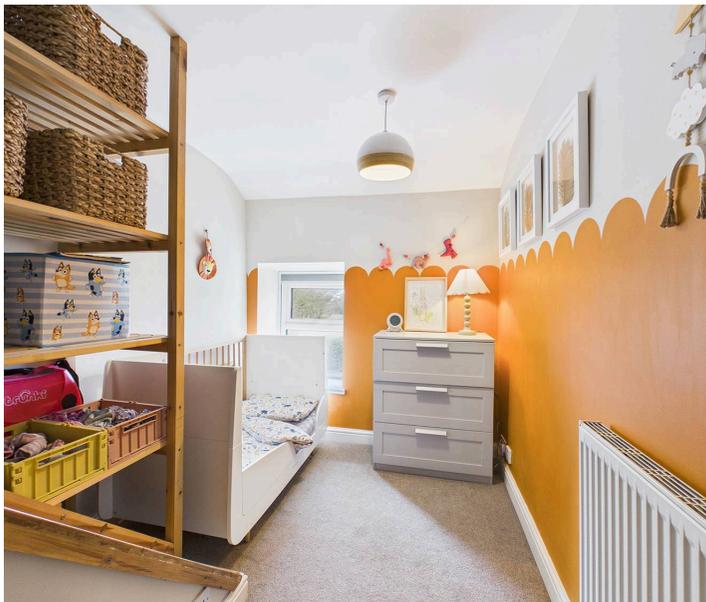
First Floor Landing

Bedroom 1

A double bedroom featuring useful alcove storage areas. A uPVC window frames a lovely front-facing rural view.

Bedroom 2

A charming single bedroom complete with fitted shelving, offering practical storage solutions. Like the adjacent room, it benefits from a uPVC window that frames a lovely front-facing view.



Front

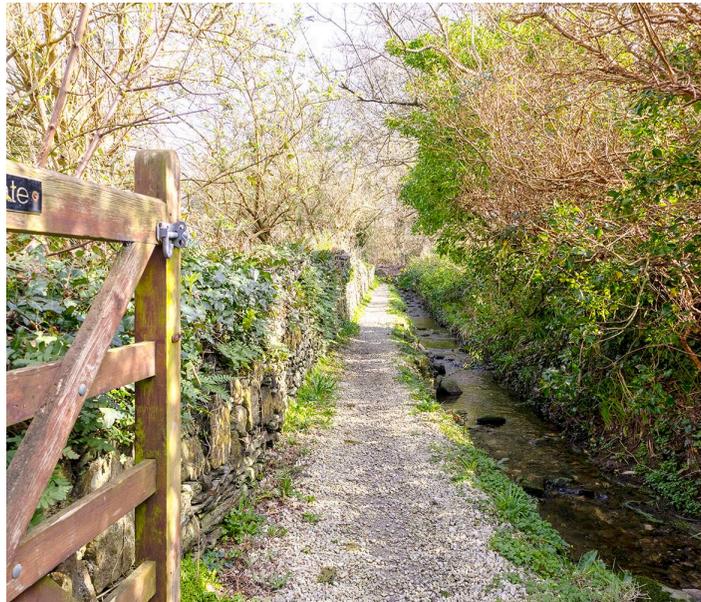
To the front of the property, there is a low-maintenance area perfectly suited for pot plants and practical bin storage.

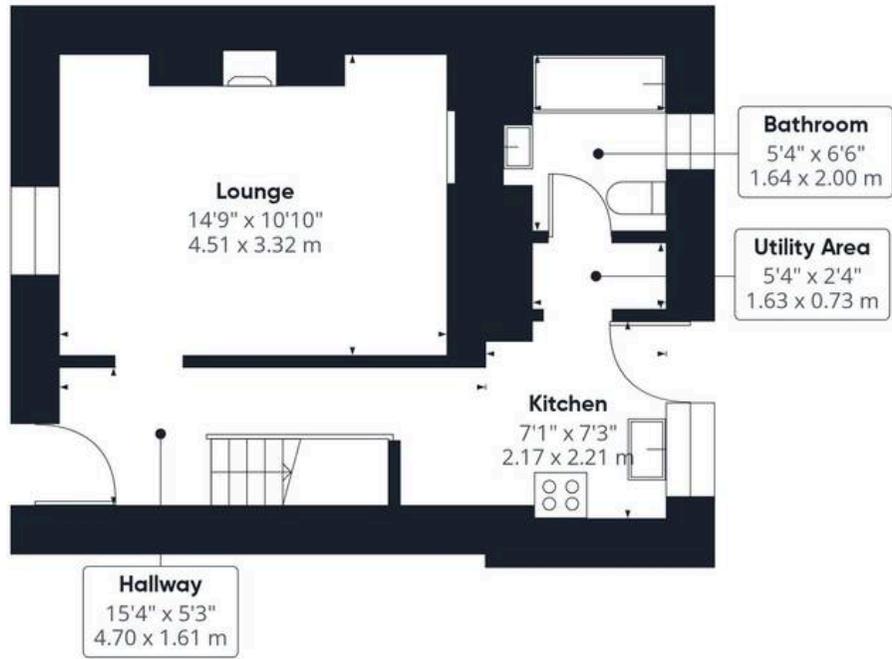
Rear Yard

Accessed directly from the kitchen, the property offers a generous yard area complete with a large storage shed. A gate opens onto a private footpath that follows a picturesque stream, leading to an expansive lawned garden.

Secluded Garden

This separate, expansive garden area is positioned at the end of the private footpath. It offers superb versatility and excellent potential, perfect for developing a generous allotment, creating a children's play area, or simply enjoying as a peaceful outdoor retreat.





Floor 0



Floor 1

Approximate total area⁽¹⁾

548 ft²

50.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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