



ASKING PRICE

£499,000

THE DETAILS



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Ballamenagh Cottage

Lanjaghan Road, Abbeylands

£499,000

call in today or visit www.blackgracecowley.com for more details

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THE DESCRIPTION

- Detached period Manx cottage situated in a highly sought-after Abbeylands location
- Double-fronted cottage full of character and original features
- Beautifully refurbished to an excellent standard
- Spacious open-plan kitchen/diner, Cosy lounge/diner with modern inset log burner
- 3 well-proportioned double bedrooms, Modern family bathroom
- South-facing aspects providing excellent natural light
- Private, mature and secluded surrounding gardens, Large external storage shed
- Large lawned garden with stone walls, pillars and established borders
- Block-paved off-street parking for 2+ vehicles
- Rural countryside setting with excellent accessibility; Approximately 10 minutes' drive from Douglas town centre

THE PROPERTY

Black Grace Cowley are delighted to offer Ballamenagh Cottage to the market. This detached, three-bedroom, double-fronted period Manx cottage is situated within the much sought-after area of Abbeylands. The property itself benefits from block-paved off-street parking for two-plus vehicles, private surrounding gardens, and a wealth of original features throughout.

Upon entering the property from the driveway, you have a split stable-style, double-glazed composite door, giving access into a large open-plan kitchen/diner, with fully tiled floors and a feature stone wall to one end. Off the dining space is a double-glazed window overlooking the property's driveway, together with a door providing access to the downstairs WC. The WC has part-tiled walls, WC, wash hand basin with vanity unit below, and tiled flooring. The kitchen area itself has a range of country-style cream wall and base units with chrome handles and wood-effect worktops. There is space for a large range-style oven, a one-and-a-half-bowl ceramic sink and drainer, integrated dishwasher, and a large built-in fridge and freezer. From the kitchen/dining area, a glazed door gives access into the lounge/diner, which benefits from solid wood flooring throughout. There is a feature fireplace to one end with an inset modern log burner, tiled hearth, and timber lintel above. The lounge/diner has two large UPVC double-glazed windows, which are south-facing, together with a composite split stable door giving access out to the property's gardens. A turning staircase provides access to the first-floor landing.

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Off the first-floor landing are three bedrooms. The master bedroom is situated on the south side of the cottage and has two UPVC double-glazed windows, offering plenty of natural light, together with a cast-iron feature fireplace. Bedroom two is also situated on the south side of the property and has a bank of fitted wardrobes, a large built-in storage cupboard, and a double-glazed window overlooking the property's surrounding rural fields. Bedroom three is situated to the rear of the cottage and has a large Velux window and a further double-glazed window, offering plenty of natural light. There is also a bank of fitted wardrobes, making this a comfortable third double bedroom. Finally, the family bathroom has been modernised to an excellent standard and benefits from underfloor heating and comprises a contemporary-style freestanding double-ended bath with mixer tap and shower attachment over, WC, ceramic wash hand basin set onto a timber vanity unit, and a walk-in shower. The family bathroom benefits from tiled flooring and a Velux window, offering plenty of natural light.

Externally, there is built-in storage together with a large shed. The gardens are mature and beautifully established, with a mixture of stone walls, stone pillars, and fern borders. There is a large lawn area immediately off the lounge, which is completely secluded and provides a wonderful private outdoor space.

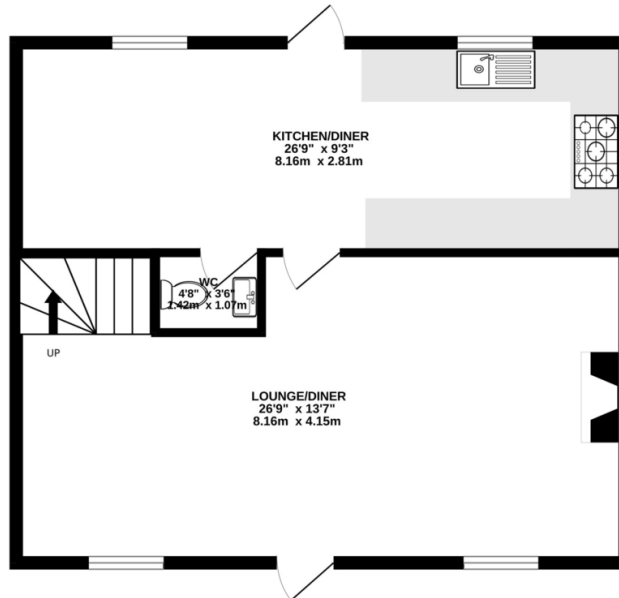
The property is situated within approximately a 10-minute drive of Douglas town centre and is equally convenient for Noble's Hospital, which is slightly closer. It is also within easy reach of local amenities, offering a real sense of convenience whilst enjoying the peace and tranquillity of rural countryside living.

The property has been refurbished to an excellent standard by the current vendor, whilst retaining and enhancing the character and charm that this period cottage has to offer.

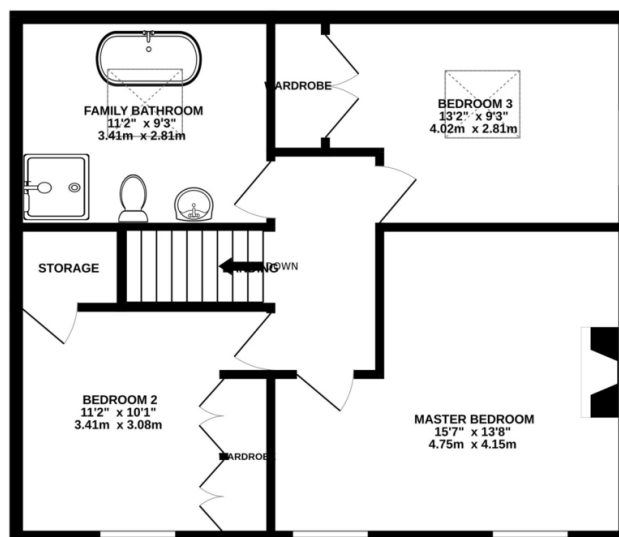
To truly appreciate the character, position, natural light, and excellent outside space this property provides, please contact Black Grace Cowley for further information and to arrange a viewing.

FLOORPLAN

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.4 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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PROPERTY DETAILS FOR

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