



Balleby House, Main Road, Dalby, IM5 3BP

£749,950

An Attractive 3/4 Bed Converted Chapel in a Rural Setting with Glorious Countryside & Sea Views.

Spacious Reception Hall, 2/3 Reception Rooms & Large Fully Fitted Breakfast Kitchen.

Inner Hall with Stairs to Principal Bedroom with Fitted Wardrobes & En Suite Shower Room.

3/4 Ground Floor Double Bedrooms - 2 with Built In Wardrobes and Separate Family Bathroom.

Stunning 32 ft 1st Floor Lounge with Vaulted Ceiling, Adjacent Study & Walk in Store Room.

Oil Fired Central Heating and uPVC Double Glazing Together with 'Velux' Roof Lights.

Two Good Size Garages with Integral Laundry Room and Wine Store.

Workshop and Gym/ Hobbies Room. Excellent Off Road Parking Facilities.

Extensive Terraced Gardens with Patios, Lawned Areas and Breathtaking Views.

*** A TRULY INDIVIDUAL PROPERTY OFFERED WITH NO ONWARD CHAIN - VIEWINGS ESSENTIAL ***

DIRECTIONS

From Ballacraigne traffic lights continue through St Johns. Take the next left turn directly after Tynwald Hill then the first right towards Patrick. Travel along to the end of the road and turn left towards Glen Maye, continuing through the village towards Dalby. Ballelby House will be found on the left hand side of the road with ample lay by parking opposite.



GENERAL OVERVIEW

Ballelby House is reputed to have been built circa 1863 and was used as a chapel until its conversion to a private residence in 1971. It has since been upgraded and extended most recently by the current owners who have created a spacious yet comfortable home with many practical features. The layout is incredibly flexible and as such the agents strongly recommend an interior inspection.



Vestibule

Custom made timber entrance door with arched glazed light above. Exposed beams, night light and tiled flooring. Corner cupboard housing the electric consumer unit. A glazed multi pane inner door leads to the spacious reception hall.

Reception Hall 4.95m (16'3) max x 2.74m (9') max

Doors to ground floor bedrooms, bathroom, dining room and breakfast kitchen. An attractive staircase leads up to the family/ entertaining lounge.



Family Room/ Entertaining Lounge 9.83m (32'3) x 7.59m (25') overall

The measurement given is inclusive of the stairwell and a cosy reading area.



Family Room/ Entertaining Lounge cont'd

The most striking feature of this room is the vaulted ceiling with exposed A frames which add warmth and character. In addition is a re-glazed porthole window which was uncovered during the current owner's conversion works and looks out towards Peel Hill. To the front elevation are two dormer windows enjoying sea views over the surrounding countryside. To the rear are two large 'Velux' windows which look out onto the garden. Raised display area, numerous power points and 5amp lighting circuit. High level spotlights and telephone point. Built in screen and clear opening to the study.



Garden View From Lounge



Study 3.45m (11'4) excluding entrance area x 2.97m (9'9)

Dormer window to the front elevation with stunning sea views. Extensive shelving to the reverse of the built in screen. Exposed beams. Wall mounted spot lights. Telephone, ADSL line and numerous power points. Door to the store room.

Store Room 3.45m (11'4) x 3.12m (10'3)

Built in shelved airing cupboard housing the hot water cylinder. Ample space for additional shelving. fluorescent strip light and power points.



Breakfast Kitchen 6.48m (21'3) x 3.58m (11'9)

Fitted with an excellent range of white, contour fronted wall, base, drawer and glazed display units together with mosaic effect splashbacks. Laminate work surfaces with an inset double sink with a lever mixer tap. 'Zanussi' electric double oven with ceramic hob and a pull out filter above. Further appliances include a fridge freezer, free-standing fridge and dishwasher. Large fitted breakfast table. Recessed double glazed door to the rear patio and window with a deep sill. Coved ceiling and wall lights. Door to the inner hall.



Inner Hall

Deep under stairs cupboard. 'Boulter' oil fired central heating boiler. Space for fridge freezer. Stairs to the Principal Bedroom Suite with internal windows providing natural light. Door to the sitting room.

Sitting Room 5.26m (17'3) ex door recess x 3.99m (13'1) max

A bright and spacious room with a uPVC window to the front enjoying sea views. Attractive cast iron multi fuel burner set on a tiled hearth with a matching surround. Three deep built in shelved cupboards. Recessed ceiling spotlights. Coved ceiling. Display shelving and 'Karndean' slate tile effect floor covering. Telephone point. Door to the dining room and double glazed doors with side panels to the sun lounge.



Sitting Room pic 2



Sun Lounge 6.35m (20'10) x 3.05m (10')

Looking out to sea. Primarily uPVC double glazed construction with an insulated pitched roof and plenty of opening windows. Fitted blinds to the sides. Wall lights and ceiling spotlights. Doors to parking area and inner hall. Wall mounted heater.



Rear Sun Room 4.70m (15'5) max x 2.67m (8'9)

Measurement includes a built-in cloaks cupboard with a hanging rail and shelf. Marble effect tiled floor. Windows to all elevations including two 'Velux' roof lights. Ceiling spotlights. Built in display shelving. Wall lights. Telephone point. Part glazed uPVC doors to the patio and parking area.



Principal Bedroom 5.44m (17'10) x 4.14m (13'7)

Located on the first floor. Measurement excludes two built in double wardrobes but includes two further double and one triple wardrobe along with four drawer units. Slightly reduced height to one side. Window with partial sea view. Obscure glazed door to the en suite shower room.



En Suite Shower Room 3.00m (9'10) max x 2.26m (7'5) ave

Measurement includes a built in linen cupboard. Tiled to three walls to complement the white suite of bidet, WC and quadrant enclosure housing the fully plumbed shower. White high gloss unit with fitted basin, drawers and cupboards. Wall mounted cabinet with integral mirror, light and shaver point. Heated towel rail. Loft access. 'Manrose' extractor. Reduced height to one side with large 'Velux' window with a fitted blind.



Dining Room/ Potential Bedroom 5.11m (16'9) x 3.99m (13'1)

Feature fireplace with a log grate and canopy with integral flue set on a raised tiled hearth. Two front windows with deep sills and sea view. Double doors to the reception hall. Ceiling spotlights. Coved ceiling.



Bedroom 2 5.03m (16'6) x 3.35m (11')

Two front windows with deep sills and sea views. Recessed triple wardrobes with shelves and hanging rails. Wall lights. Coved ceiling.



View from Bedroom 2



Bedroom 3 3.56m (11'8) x 3.35m (11')

Measurement excludes entrance area. Recessed triple wardrobe with hanging rail and shelving. Window with deep sill and partial sea views. Wall lights. Coved ceiling.



Family Bathroom 3.12m (10'3) x 2.67m (8'9)

Part tiled to complement the white suite of bath with mixer shower attachment, quadrant enclosure housing the fully plumbed shower, pedestal basin and WC. 'Manrose' extractor. Obscure glazed window. Wall mounted mirror and shaver socket. Heated towel rail. Ceiling lights. Coved ceiling. Easy care floor covering.



OUTSIDE

To the front of the property is a walled walkway and to the side an extensive block paved parking area which leads to the garages.



Garage 1 5.84m (19'2) x 4.50m (14'9)

Having an electronically operated up and over panelled door. Door to Integral laundry room with plumbing for washing machine, space for a dryer and freezer. Sink unit. Fitted shelving. Light and power points. Additional storage cupboard with hanging rail. Lockable wine store. Doors to garden and the gym/ hobbies room.

Gym/ Hobbies Room 3.05m (10') x 2.64m (8'8)

Glazed roof and front elevation looking directly out to sea. Light and power points. Door to Garage 2 and the workshop.

Workshop 3.05m (10') x 2.79m (9'2)

Measurement includes built in shelved cupboard. High level shelving, pitched roof with double glazed 'Velux' window. Light and power points.

Garage 2 6.40m (21') x 3.96m (13')

Electronically operated up and over panelled door. Light and power points.

GARDENS

To the rear of the property are well maintained terraced gardens with mature shrub filled borders, stone pathways and steps leading to various levels, some paved with others being laid to lawn. The garden affords wonderful views across the west coast being perfectly positioned to enjoy some spectacular sunsets. On the ground level is a secure block paved patio and discreetly located PVC oil storage tank. Timber shed and wood store. Gated access to the front parking area.



Rear Garden



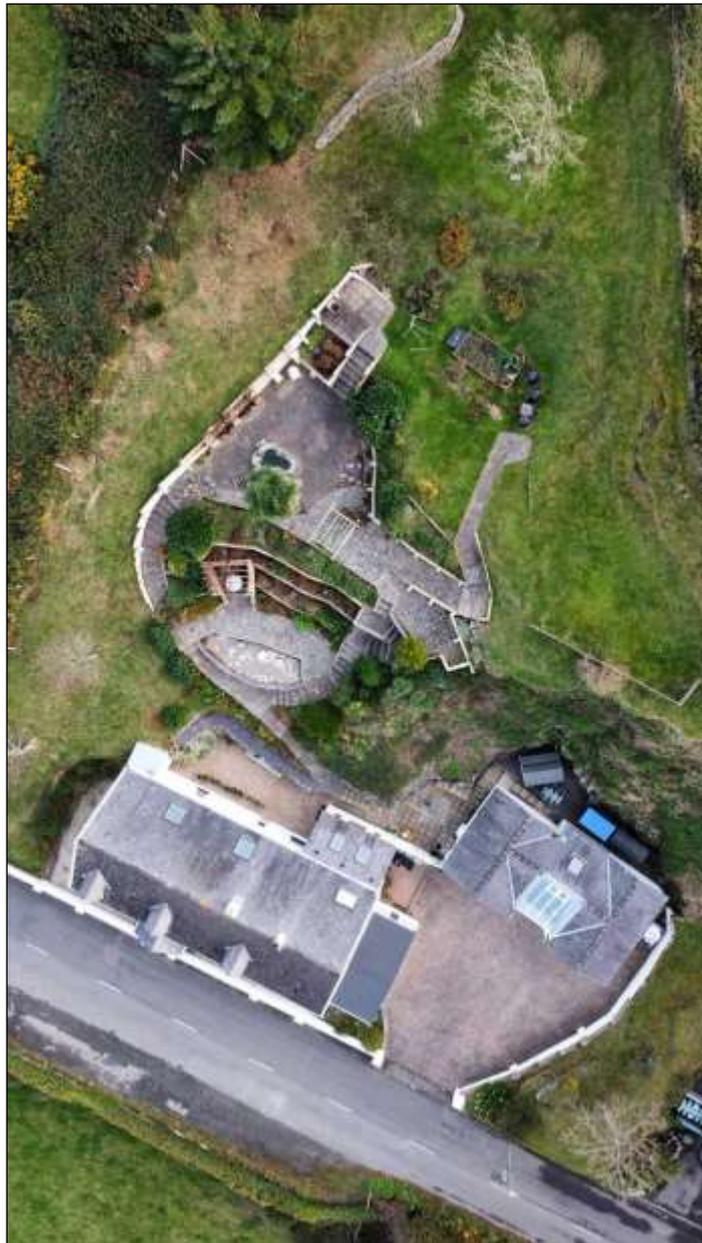
Rear Garden pic 2



Enclosed Rear Patio



Aerial View



Services Mains electricity and water. Private drainage. Oil fired central heating.

Inclusions Fitted carpets, floor covering and blinds.

Tenure Freehold

Rateable Value For further information please contact the rates department on (01624) 685661.

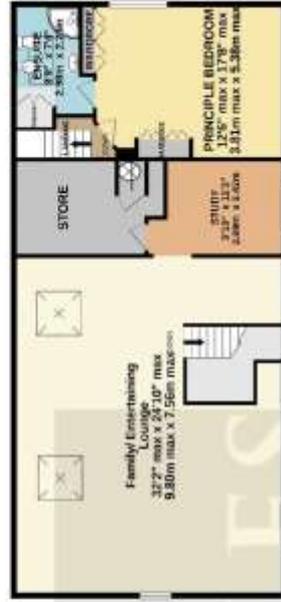
Viewings Strictly by appointment with Quayles Online Estate Agency.

FLOOR PLANS

GROUND FLOOR
1788 sq. ft. (166.1 sq.m.) approx.



1ST FLOOR
1415 sq. ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA: 3203 sq. ft. (297.6 sq.m.) approx.

While 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 seller makes no representation or warranty as to the accuracy of the floor plan and no guarantee as to the accuracy of the measurements is given.

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