



£495,000

## 15 Ballachrink, Colby Glen Road, Colby, IM9 4PB

A Superb Detached Family Sized Property Set Within a Small Established Cul-de-Sac. Enjoying a 'Sea Peep' to the Front & Hill views From the Rear Bedrooms. On the Local Bus Route and Close to Spar Shop, Pub, Primary School and Colby Glen. Sitting Room, Study, Music Room/ Library & Fabulous Extended Family/ Sun Room. Spacious Fitted Kitchen & Open Plan Dining Room. Cloakroom WC & Additional Storage. 1st Floor Landing with Potential Study/ Seating Area, Large Linen Cupboard & Bathroom. 4 Double Bedrooms - Principal with a Bank of Wardrobes & En Suite Shower Room. Oil Fired Central Heating & uPVC Double Glazing - Some Windows Replaced in 2022. Delightful, Lawned & Heavily Planted Rear Garden with Veg Beds, Fruit Trees & Shrubs. A Secure Area with Gated Access to the Front of the Property & Also Into Colby Glen. Flagged Patio Directly to the Rear in a Sunny Position. Superb Timber Summer House/ Office. Large Driveway to the Front Providing Off Road Parking and Leading to the Integral Garage.



**\* A SUPERB PROPERTY - AN INTERIOR INSPECTION COMES VERY HIGHLY RECOMMENDED \***

## DIRECTIONS

Travelling from the Airport through Castletown and into Ballabeg, passing the primary school on the right hand side and continue into Colby. Pass the Spar shop Colby Inn on the right taking the second turning on the right into Colby Glen Road. Follow the road past the Glen on the left and continue up the hill. Turn left into Ballachrink and left again. Number 15 will be found in the far corner on the right hand side.



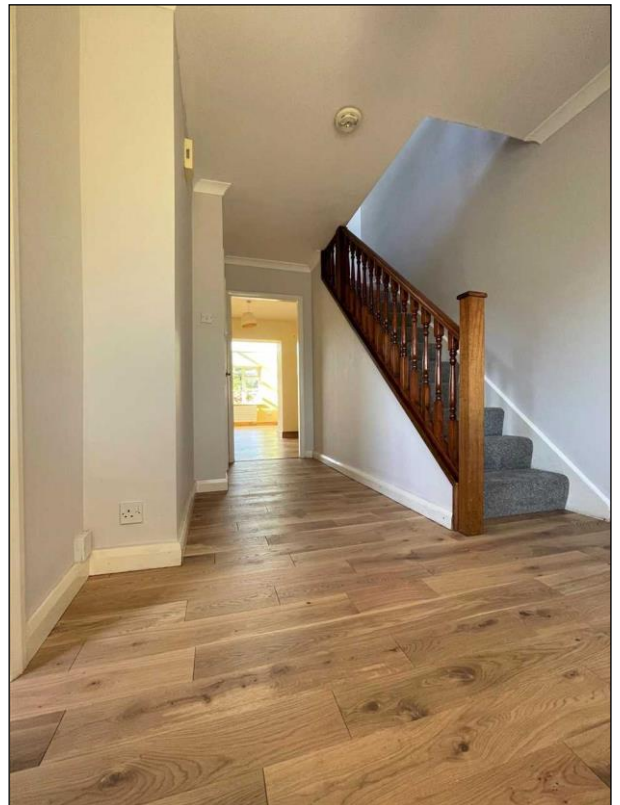


## GROUND FLOOR

The property is accessed via a built out porch with a half glazed uPVC entrance door together with uPVC windows to the front and side elevations. Coat hooks. Quarry tiled floor. A half glazed uPVC door with a glazed panel to the side opens into the entrance hall.

### Entrance Hall

Quality oak floor covering runs throughout the hall and into the music room, family room and dining room. Stairs lead to the first floor. Built in cloaks cupboard with hanging rail and fitted shelf. Coved ceiling. Door to the cloakroom. Smoke detector and dual phone point. Multipane door to the sitting room.



**Sitting Room** 4.29m (14'1") x 3.20m (10'6")

Featuring an original 'Claygate', brick built and working fireplace to one wall. Having a uPVC double glazed window to the front elevation providing plenty of natural light. Coved ceiling with centre light on dimmer switch and additional wall lights (to be installed by vendor). Television and satellite points. Glazed multipane door to the study.



**Study** 2.87m (9'5") x 2.59m (8'6")

Having a high level uPVC window to the side. Coved ceiling. Telephone and multiple power points. Part glazed double doors open into the family room.





**Family/ Sunroom** 5.49m (18'0") x 4.01m (13'2")

A fabulous room which has been altered by the current owners to provide a capacious room which is fully usable all year round, with uPVC windows to the sides and rear flooding the room with natural light. Glazed uPVC French doors open to the paved patio area at the rear. Wall lights. Clear openings to the dining room and music room/ library.



### Family/ Sun Room pic 3



### Music Room/ Library 2.87m (9'5") x 2.54m (8'4")

A useful 'walk through' room which has previously been used as a music room, library and snug. Understairs storage cupboard. Multipane doors to the kitchen and entrance hall. Telephone point.



**Kitchen** 3.78m (12'5") x 3.45m (11'4")

A good sized room fitted with a range of light wood effect base, drawer and wall units. Background tiling and laminate worksurfaces incorporating a 1 1/4 bowl sink and a four ring ceramic hob with an extractor above. A mid height oven and grill are included. Space for a fridge. Plumbing and space for a dishwasher. Wood effect floor covering. Two ceiling spotlight fittings. Natural light via a uPVC window to the side along with a half glazed uPVC door which leads out to the side garden. Door to the garage. Clear opening to the dining room.





**Dining Room** 3.96m (13'") x 3.15m (10'4")

A spacious room with the uPVC window to the rear elevation providing a pleasant outlook over the rear garden. Large clear opening to the family/sunroom. Television point and centre light.



## Cloakroom

Fitted with a modern white suite of WC and a small wall hand basin and vanity unit. 'Aqua board' walls to mid height. Easy care floor covering. Obscure glazed timber framed internal window.



## FIRST FLOOR

### Landing

A spacious L shaped landing with built in, shelved storage/ linen cupboards. Coved ceiling. Access to the loft. Space for a desk or chaise. A uPVC window offers a 'sea peep' between the neighbouring properties. Two double power points.





**Bathroom** 2.31m (7'7") x 2.11m (6'11")

Having fully tiled walls in neutral tones and fitted with a white suite comprising a push button flush WC, pedestal basin and a panelled bath with a shower attachment and glazed screen. Ladder style radiator. Recessed downlights. Vinyl floor covering. Obscure glazed uPVC window to the rear elevation. Wall mounted mirror and shelf. Space for a storage unit or linen basket.



**Bedroom 3** 3.51m (11'6") x 3.10m (10'2")

A double room with the uPVC window to the rear elevation overlooking the garden and distant hills. Television point.



**Bedroom 2** 3.78m (12'5") x 3.25m (10'8")

A good sized double room with the uPVC window to the front elevation. Television point.



**Bedroom 4** 3.48m (11'5") x 2.82m (9'3")

A double room with a partial sloped ceiling. The uPVC window is to the front elevation. Telephone point.





**Bedroom 1** 3.91m (12'10") min x 3.48m (11'5")

A spacious double room with the rear facing uPVC window providing pleasant views to the hills. A bank of wardrobes provides excellent storage space. Door to the en suite shower room. Television and telephone points.



**En Suite Bathroom** 2.39m (7'10") x 1.83m (6")

Fitted with a suite comprising WC and a vanity unit with a top mounted hand basin and mirror above together with a large quadrant enclosure with a fully plumbed shower, aqua boarded walls and a grab rail. Tiling to remaining walls. Vinyl floor covering. Obscure glazed uPVC window. 'Silavent' extractor fan. Recessed LED downlights. Mirror fronted vanity unit. Chrome ladder style towel warmer.





## OUTSIDE

### Rear Garden

A delightful rear garden with a mixture of hedging, trees and fencing to the boundaries offering a fair degree of privacy. There is a sheltered, paved seating/ bbq area with access directly to and from the family/ sunroom. The garden extends the full width of the property and to the side also. The garden is laid to lawn with an array of colourful shrubs, plants and fruit trees planted. The current owners have installed a large summer house/ home office, complete with its own veranda. Internally light and power points have been installed. A timber store is located to the far corner. The oil storage tank is situated to the side with a path and gate leading to the front. Exterior light and water tap. A gate at the far end of the garden leads down onto to a footpath which gives access to the glen and also leads to Ballakilpheric.





Rear Garden pic 2





Summer House



Summer House Interior



## Rear Garden pic 4



### Front

A large driveway provides off road parking for up to 6 cars and leads to the integral garage. Mature hedging and trees to the boundaries.

**Integral Garage** 4.85m (15'11") x 3.53m (11'7")

Having an electric up and over door. A half glazed uPVC door opens to the side garden. Light and power are installed. The 'Worcester' oil fired boiler is situated here. Consumer unit and electric meter. Obscure glazed uPVC window.



**Services** Mains water, electricity and drainage are installed. Oil fired central heating.

**Inclusions** Fitted carpets, curtains, light fittings and floor coverings.

**Tenure** Freehold

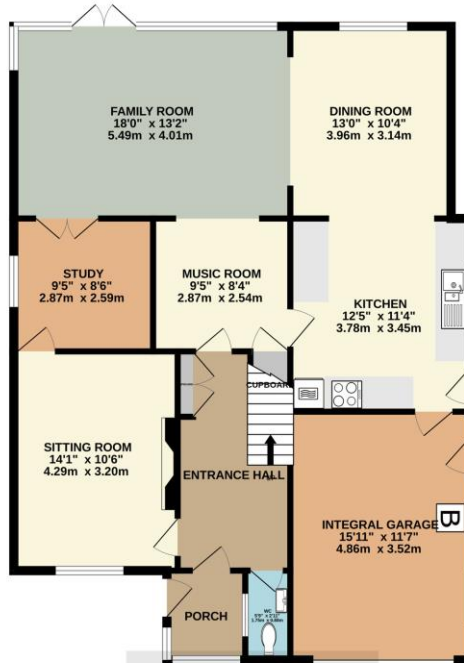
**Rateable Value** For further information please contact the rates department on (01624) 685661.

**Viewings** Strictly by appointment with Quayles Online Estate Agency.

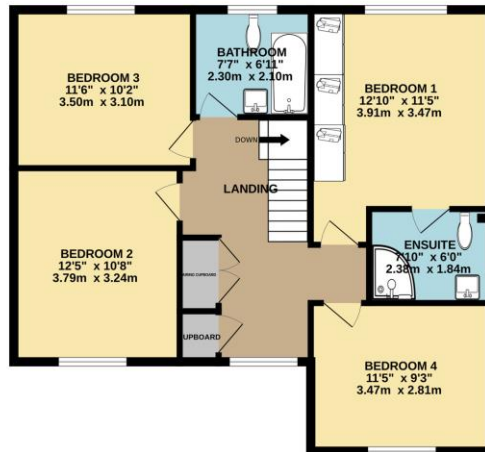
**NOTES:**

## FLOORPLANS

GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



15 BALLACHRINK, COLBY

TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.



Quayles Online Estate Agency  
Glenlough Farm  
Ballahutchin Hill  
Union Mills  
Isle of Man  
IM4 4AT

