



**£475.000**

## **Ballagarey Lodge, Main Road, Ballagarey, Glen Vine, IM4 4AZ**

A Traditional Detached Bungalow in a Highly Sought After Area – Enjoying Stunning Rural Views from the Rear. Centrally Located on the Famous TT Course Within Easy Access of Douglas Financial Sector & The Airport.

Offered in Good Decorative Order Throughout But May Benefit from Further Modernisation in Areas.

Bright & Spacious Accommodation with the Principal Rooms all Having a South Westerly Aspect.

Large Entrance Porch & Reception Hall with Solid Wood Parquet Flooring.

Superb Lounge with a Large uPVC Conservatory Off, Leading to a Raised Deck Looking Out Over the Countryside.

Dining Room & Breakfast Kitchen. Stylish Family Bathroom with Shower Over the Bath, Twin Basins & WC.

3 Double Bedrooms, 1 with Doors Leading out to a 2nd Private Deck with a 'Canadian Spa' Hot Tub & Inset Lighting.

Rear Porch, Covered Utility Area. Gas Fired Central Heating & uPVC Double Glazing to Main Living Accommodation.

Attached Double Garage with Two External Access Points. Off Road Parking for Three Cars.

Enclosed Gardens to the Front & Rear, the Latter Being South West Facing & Enjoying Maximum Sunshine Hours.

**\* PLANNING PERMISSION GRANTED FOR WORKS INCLUDING THE CREATION OF TWO FIRST FLOOR BEDROOMS & BATHROOM \***

## DIRECTIONS

Travel out of Douglas centre along Peel Road and continue straight across the Quarterbridge Roundabout and head west, through Union Mills with its petrol station, Spar shop and Post Office. Continue up Ballahutchin Hill and into Glen Vine. The property will be observed on the left hand side of the road, a short distance after the traffic lights with parking available on the drive.



## ACCOMMODATION

A built out porch of good proportions is accessed via a modern composite door with matching side lights and a glazed centre panel. The ideal location for a shoe store and coat stand. Ceiling spot light fitting. Ceramic tiled floor. RCD switch. An original glazed inner door with glazed panels either side, leads into the spacious reception hall.



## Reception Hall

Having plenty of space for a storage unit or chest. Traditional parquet flooring runs throughout the hall and continues into the main lounge. Two ceiling spotlight fittings. Telephone and power points. Access to the part boarded and insulated loft. A deep set airing cupboard houses the 'Glow worm' gas fired combi boiler with shelving beneath and a hanging rail above. Wall mounted coat hooks.



**Lounge** 5.08m (16'8") max x 4.24m (13'11")

A fabulous, light and airy room with original windows and glazed doors enjoying the superb views through the conservatory. Recess and deep set hearth. Built in alcove shelving to one side. Coved ceiling. Wall lights. TV point.



**Conservatory** 4.57m (15'0") approx x 3.17m (10'5")

A superb addition to the property which really maximises the south westerly aspect and far reaching views. The central heating extends to this area making the room useable all year round. Of uPVC double glazed construction on a low wall base with a tinted, hipped, polycarbonate roof. Four opening top lights and double doors leading out to the decked seating area. Two wall mounted spotlight fittings. Power points. Oak effect, vinyl floor covering.



**Dining Room** 4.27m (14'0") x 3.66m (12'0") into alcove

Featuring an original, tiled, open grate fireplace and enjoying far reaching views via a modern uPVC window. Covered ceiling. Multiple power points.



**Breakfast Kitchen** 4.22m (13'10") max x 2.79m (9'2")

Fitted with a basic range of wall, base and high level wall units together with worktops incorporating a stainless steel sink. Plumbed for a dishwasher. Space for an electric cooker, fridge freezer and small breakfast table. Ceiling spotlight fittings. Vinyl floor covering. Two modern uPVC windows look out over the front garden with a glimpse of the famous TT Course via the main entrance. Glazed door to the rear porch which enjoys rural views via an original timber framed window. Built in base unit and bench seat. Wall light. Vinyl floor covering. Stable style door to the utility area.





**Utility Area** 4.27m (14'0") x 1.83m (6'0")

A basic, covered area with a wooden gate leading to the front drive and a glazed timber framed door and side panel out to the rear garden. Fitted with a work top with plumbing and space beneath for a washing machine and dryer. Space for a fridge freezer. Wall lights. Power points. Cold water point. Concrete floor.

**Family Bathroom** 2.95m (9'8") x 1.65m (5'5")

A stylish bathroom, refurbished by the current owners. Fitted with a contemporary white suite of 'L' shaped bath with a 'Mira Exel' electric shower over and a glazed screen together with twin vanity units with matching top mounted basins and a push button flush WC. Large mirror fronted vanity unit with interior shelving and power points for both shavers and electric toothbrushes. Easy care vinyl clad ceiling with inset LED's. Tiled walls and floor. Chrome ladder style towel warmer/ radiator. Modern obscure glazed uPVC window. Extractor.



**Bedroom 2** 4.24m (13'11") x 3.35m (11'0")

A large double room, located to the front of the property with ample space for free standing furniture and a 'Super King' or twin beds. Enjoying a pleasant outlook over the front garden via a modern uPVC window with a fitted blind.

**Bedroom 3** 3.05m (10'0") x 2.92m (9'7")

A double room with a modern uPVC window to the side elevation. Fitted roller blind.

**Bedroom 1** 4.24m (13'11") x 4.22m (13'10")

A superb double room having the benefit of panoramic countryside views via a pair of fold out uPVC doors with additional side panels which flood the room with light and lead out to the secondary deck area with a 'Canadian Spa' hot tub and inset lighting. Ample space for a 'Super King' size bed and free standing furniture.



## OUTSIDE

The property is accessed via a gated drive which can accommodate approx three cars and leads directly to the attached double garage. A further wooden gate provides additional pedestrian access.



### Double Garage 6.10m (20'0") x 5.56m (18'3")

Having sliding folding entrance doors and a wooden pedestrian door to the rear. Light, power and shelving. Two original windows.



## Front Garden

The front is completely screened by tall, mature hedging along with a pretty blossom tree which provides colour in the spring/ summer months. Laid to lawn with a concrete pathway leading to the main entrance and around the property. A further wooden gate leads to the rear garden.



## Rear Garden

The generous rear garden enjoys much privacy, being surrounded by mature hedging. Predominantly laid to lawn with a concreted area adjacent to the house and steps up to the decked seating area which provides the ideal space for sunbathing, al fresco dining or watching the sun go down with evening drinks.



## Private Deck off Bedroom 1



Rear Garden & Views



**Services** All mains services are installed. Gas fired central heating. Primarily double glazed in uPVC.

**Inclusions** Light fittings, carpets and floor coverings.

**Tenure** Freehold

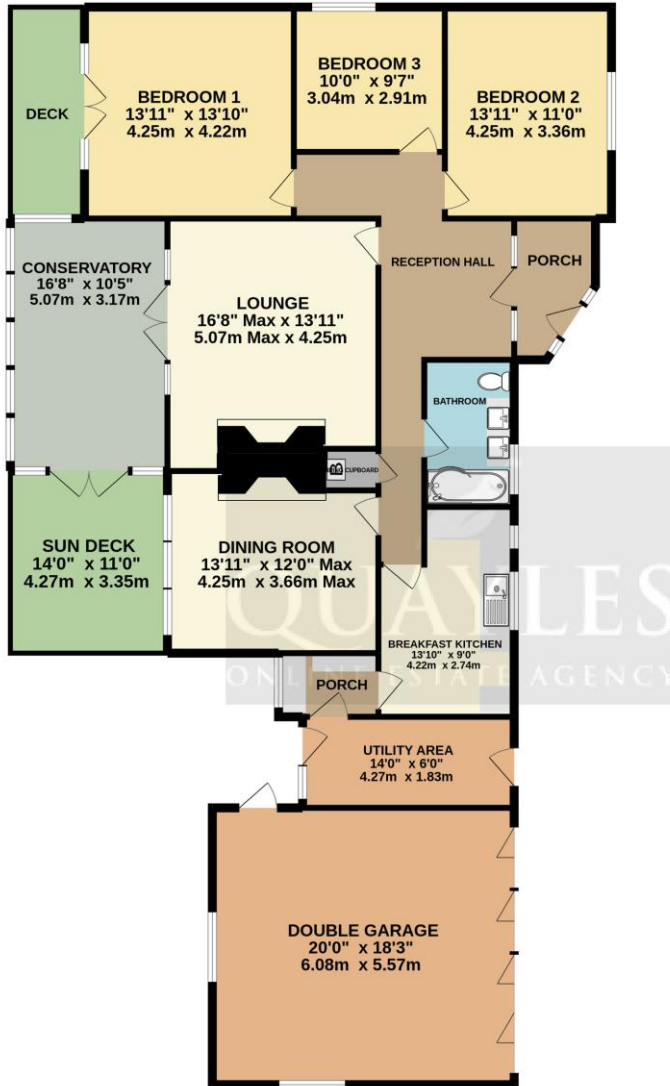
**Rateable Value** For further information please contact the rates department on (01624) 685661.

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

**NOTES:**

# FLOOR PLANS

GROUND FLOOR  
1839 sq.ft. (170.8 sq.m.) approx.



TOTAL FLOOR AREA : 1839 sq.ft. (170.8 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.



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