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property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



## GREENACRES, BALLAGAWNE ROAD, COLBY, ISLE OF MAN

**£1,100,000**

- Full of character & imposing mid 1930's detached family residence
- Extensive renovation required
- Retaining delightful period features throughout
- Situated just on the outskirts of the idyllic village of Port Erin
- 4 Elegant reception rooms
- 9 Large bright & airy bedrooms
- 3 bathrooms & cloak room
- Lovely country style kitchen
- Walk-in pantry & larder
- 20ft garage & wash house

### Key Features

9	
3	
4	

## Full Description

Bespoke timber solid entrance door leading to

### ENTRANCE PORCH

Attractive original tiled flooring. Deep coved ceiling. Original arched and side leaded windows that provide plenty of natural light. Glazed inner door with side glass slips leading to

### RECEPTION HALLWAY

Bright and airy with oak staircase to upper floors. Under stairs storage cupboard. Original parquet flooring. Deep coved ceiling.

### CLOAKROOM (9ft 10 - 8ft 10)

Separate toilet and classic pedestal wash hand basin. Parquet flooring. Half tiled walls. Generous hanging space. Wall mounted mirror. Towel rail.

### PANTRY (8ft 10 - 5ft 2)

Fitted with a period Belfast sink. Floor to ceiling shelving. Parquet flooring. Natural light.

### WALK IN LARDER (8ft 10 - 5ft 4)

Original tiled flooring. Floor to ceiling shelving, cup rail and worktops. Space for fridge and chest freezer.

### BREAKFAST KITCHEN (16ft 8 - 16ft 1)

Delightful farm style kitchen with built in pan/cutlery drawers, base units and plate dressers. Tiled splashbacks. Feature oil fired AGA cooker set in chimney tiled surround. Dual aspect windows that provide plenty of natural light.

### RECEPTION ROOMS

#### DRAWING ROOM (18ft 10 - 16ft 4)

Lovely circular shape room with three sets of french doors that lead to front patio and garden. Feature open fireplace with solid mahogany wood surround and tiled slips. Deep coved ceiling. Picture rail.

#### OFFICE/STUDY (18ft 10 - 11ft 8)

French doors to front patio and garden. Deep coved ceiling. Picture rail. Telephone connection

#### FAMILY/SITTING ROOM (18ft 10 - 11ft 8)

Solid timber flooring. Deep coved ceiling., Picture rail. Glass paned french doors to front patio and garden.

#### FORMAL DINING ROOM (18ft 10 - 14ft)

Impressive bright and airy room with ample space for 8 dining suite. Bay window with French doors to front garden. Deep coved ceiling. Picture rail. Serving hatch. Open fire place with solid mahogany surround and tiled slips.

### FIRST FLOOR

#### LANDING AREA

Coved ceiling. Picture rail. Large glazed gable window that provides plenty of natural light. Deep set storage cupboard.

#### BEDROOM 1 - EAST FACING

French door to balcony. Walk in storage cupboard. Feature fireplace with tiled surrounds. Coved ceiling. Picture rail. Ample space for stand alone furnishings. Fitted pedestal wash hand basin.

#### BEDROOM 2

Lovely bright and airy circular room. Multiple windows that provide plenty of natural light and delightful front garden aspect. Feature fireplace. Coved ceiling. Walk in wardrobe. Timber flooring.

#### BEDROOM 3

Picturesque front garden aspect with distant sea views. Coved ceiling. Picture rail. Ample space for stand alone furnishings.

#### BEDROOM 4

Bright and airy room with plenty of space for stand alone furnishings. Delightful front garden aspect. Deep coved ceiling. Picture rail.

#### BEDROOM 5 (would make a prefect nursery)

Coved ceiling, Picture rail. Pedestal wash hand basin. Side garden aspect.

#### BEDROOM 6

Rear facing. Coved ceiling. Picture rail. Timber flooring.

#### FAMILY BATHROOM (12ft - 10ft 9)









**Tenure** Freehold

**Floor Area**

**Directions**

Travelling along the (A7), main road to the South of the island, passing Ballabeg and through Colby Glen. Continue along the level where this property can be located on the right hand side nearly opposite Ballagawne Garden Nurseries. The For Sale board will be erected by front driveway.

**Rates payable** For recent rates figures please contact the rates department on 01624 696347/685347.

**Viewings**

All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624 626123 or [info@cartermoon.com](mailto:info@cartermoon.com).

**Possession**

Freehold. Vacant upon completion of sale.