

BALLASALLA HOUSE

BALLASALLA • ISLE OF MAN



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BALLASALLA HOUSE

BRIDGE ROAD • BALLASALLA • ISLE OF MAN • IM9 3DQ

Splendid edge of village Georgian Manor House with barn and outbuildings Woodland, mill pond and lovely gardens

*Ronaldsway Airport: 1 mile (Dublin 20 mins, Liverpool 22 mins, Manchester 27 mins, London City 1hr 6 mins),
King Williams College: 2 miles, Castletown: 2.5 miles, Douglas: 8.5 miles*

6 Bedrooms • 2 Bathrooms • 3 Reception Rooms • Reception Hall • Study • Dining Kitchen
Laundry Room • Boot Room • Boiler Store • Wine Cellar • Double Garage

2 Storey Workshop • Store • Wood Store • Fuel Store • Gardeners W.C.

2700 sq ft Barn with P.P. for conversion & adjoining double garage and modern room for staff

About 5.6 acres



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SITUATION

Ballasalla House stands within tranquil grounds of about 5.6 acres on the edge of the village of Ballasalla. The gardens run down to the Siverburn river and a mill race feeds the mill pond in front of the separate barn which has planning permission for conversion. (Planning Application: 07/00994/B) Mature woodland lies beyond the garden areas and is a haven for wildlife. A field lies beyond the large pond and is included in the sale.

The property is approached by two driveways, the formal drive leads off Bridge Road and leads to the gravel driveway to the front and into the rear courtyard with garaging. A second driveway access leads to the west of the house and to the barn with a further double garage.

The property is only 1 mile from the Isle of Man's airport and a short stroll from the village centre with a convenience store, tavern, post office and Doctor's surgery. The well regarded Abbey Restaurant, one of the best in the south of the island, is a couple of minutes walk away.

The Buchan School and King William's College are both only a couple of minutes drive away and local schools are well regarded, with a primary school in the village and Castle Rushen School in Castletown,

The Isle of Man has excellent leisure facilities throughout the island, golf courses and specialty sports offerings as well as excellent sailing facilities. The favourable tax regime is another attractive feature of the island as well as easy access by aeroplane or ferry services.

DESCRIPTION

This fine Georgian manor house presents a rare opportunity to acquire an impressive home within easy reach of the airport and the island's principal schools.

Originally built by Sir George Drinkwater in the early 19th Century and remodelled in the Victorian era the property includes the main double fronted residence, a range of two storey and single storey outbuildings beyond a courtyard to the rear and a separate barn overlooking the mill pond with planning permission for conversion to a separate house granted in 2007.

The main house is typically Georgian with four square rooms separated by an impressive reception hall and extending over three storeys. The house has undoubted charm and character and having been a well loved family house over many years is now ready for buyers to stamp their own mark upon it. There are many period features retained and the accommodation offers up to 6 bedrooms within the main house and scope to create further bathrooms should they be required.

The three elegant reception rooms have deep bay windows from which to enjoy the wonderful views to the gardens and woodland.







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Approx. Gross Internal Area 5572 Sq Ft - 517.66 Sq M
(Excluding Out Building, Boiler Store & Including Garage)

Approx. Gross Internal Area Of Out Building & Boiler Store 890 Sq Ft - 82.68 Sq M



This floorplan is for identification purposes only and is not intended to form part of any offer or contract.
All measurements are approximate and should not be relied upon for fixtures or furnishings.
measured according to RICS guidelines. Produced by www.propertyshots.co.uk





GENERAL REMARKS

DIRECTIONS

From the roundabout in Balasalla head north from the Whitestone Tavern and at the second roundabout bear left onto Bridge Road. Pass the Parish Church and Rushen Abbey, continue over the bridge and the main drive to Ballsalla House is the first entrance on the left with two large pillars.

TENURE

Freehold and free from chief rent.

SERVICES

Gas fired Central Heating. Mains Gas, Water and Electricity. Private Drainage.

FIXTURES AND FITTINGS

Unless otherwise stated fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agents.

LOCAL AUTHORITY

Cheshire East 0300 123 5500

VIEWING

Please contact the selling agents:

Dean Wood – 37 Victoria Street, Douglas IM1 2LF – 01624 620606 info@deanwood.co.im

Cowley Groves – 18 Victoria Avenue, Douglas, Isle of Man IM2 1PB – 01624 625888 mcanty@cowleygroves.com



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