



Ballamoar Farm, Lower Foxdale, IM4 3EA

Asking Price £995,000

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Ballamoar Farm is nestled in the hills above Lower Foxdale and accessed directly off the A3 via a long drive offering complete privacy. The property comprises a 4 bedroom farmhouse which would benefit from modernisation, a 2 bedroom holiday cottage, a range of stone outbuildings positioned in a courtyard, a tholton all in approximately 45 acres of land.

THE FARMHOUSE



Entrance Porch 6' 7" x 8' 2" (2m x 2.5m)

With full length storage cupboards down one wall.

Kitchen 11' 6" x 8' 6" (3.5m x 2.6m)

Fully equipped with an electric oven and hob. Large serving hatch to the dining room.

Dining area 13' 9" x 11' 2" (4.2m x 3.4m)

Living Room 13' 1" x 10' 6" (4m x 3.2m)

A cosy room which provides access to the sun room.

Sun Room 14' 1" x 8' 2" (4.3m x 2.5m)

With patio doors opening onto the mature garden and large window framing the views to the south.

Bathroom 8' 2" x 7' 10" (2.5m x 2.4m)

Fully equipped with shower over the bath, toilet, pedestal sink, towel rail and a storage cupboard.

Master bedroom 8' 6" x 8' 10" (2.6m x 2.7m)

A spacious room with dual aspect and a period fireplace.

Bedroom 3 13' 5" x 10' 6" (4.1m x 3.2m)

A double room with views over the rear of the property.

Bedroom 2 11' 2" x 10' 10" (3.4m x 3.3m)

Dual aspect with a period fireplace and dual aspect.

Bedroom 4 6' 11" x 8' 6" (2.1m x 2.6m)

A spacious single room overlooking the rear of the property.

In addition there are two spacious attic rooms which could easily be converted.

SERVICES

The property has mains water, electricity and drainage. Gas central heating from bulk tank.



THE HOLIDAY COTTAGE



Entrance Porch 7' 6" x 3' 11" (2.3m x 1.2m)

A useful entrance porch

Kitchen Diner & Living 18' 8" x 13' 1" (5.7m x 4m)

A fully equipped kitchen with an electric oven and hob and integrated fridge freezer leading on to a dining and living area.

Bathroom 5'11" x 6' 2" (1.8m x 1.9m)

A wet room with walk in shower, toilet, pedestal sink and towel rail.

Bedroom 1 11' 10" x 12' 1" (3.6m x 3.7m)

A spacious light and airy double room with fitted wardrobes and a sink.

Bedroom 2 11' 10" x 12' 1" (3.6m x 3.7m)

Currently presented as a twin room with fitted wardrobes and a sink.

SERVICES

The property has main water, electricity and drainage. Gas central heating from bulk tank.

OUTSIDE

Both residential properties sit in established mature gardens which are not overlooked by any neighbours.

RATES

Ballamoar Farmhouse £449.64

Farm land £167.06

Out buildings (water) £56.52

Holiday Cottage – to be assessed

THE TRADITIONAL STONE BUILDINGS



THE THOLTON



TENURE

Ballamoar is offered for sale freehold.

POSSESSION

Vacant possession will be provided on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

VIEWING

Viewing is strictly by appointment only through CHRYSTALS. Please inform us if you are unable to keep appointments.

DIRECTIONS

Head south from Ballacraigne Crossroads on the A3 towards Lower Foxdale for approx. 6 miles. Pass the turning for Ballanass on the right hand side and Ballamoar Farm is the next turning on the right.

THE LAND

In total Ballamoar extends to approximately 45 acres, including approximately 42.45 acres of farmland which is all currently presented as grass.

FIELD SCHEDULE

	Field Number	Acreage
1.	332781	2.3
2.	332780	7.14
3.	332779	4.54
4.	334986	2.93
5.	334328	5.57
6.	334326	5.42
7.	334337	2.29
8.	334338	2.48
9.	332592	1.44
10.	335063	3.08
11.	335411	1.88
12.	334325	1.06
13.	335057	2.22
	Total	42.45



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