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Carrick House, Ballamanaugh Road, Sulby, IM7 2HD  
**Asking Price £645,000**



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Carrick House is a stunningly attractive extended country cottage, tucked away "far from the madding crowd." Enjoying a tranquil location at the end of a rural driveway, this sympathetically renovated and beautifully presented home, offers a peaceful lifestyle with landscaped gardens, walkways, pond and an enviable elevated position, capturing breath taking vista across the North of the Island, and distant sea views to the Scottish Hills beyond. A personal inspection is most strongly recommended.





## LOCATION

From Ramsey head West on the A3 towards Sulby. Just beside the Ginger Hall Hotel take the Ballamanaugh Road and continue until you reach the stone bridge. Take a left hand turn at the T junction and follow the road along and turn right onto the single track lane with the nameplate 'Carrick House'. Continue for a short distance up this lane where the property will be found on the left, being clearly identified by our For Sale board.

## ENTRANCE HALL

Vinyl tiled floor coverings. Understairs cupboard. Cupboard housing electric meter. Radiator. Part glazed door.

## CLOAKROOM

Understairs with WC, wash hand basin and radiator.

## LOUNGE

18' 0" x 13' 11" (5.48m x 4.24m)

Manx stone fireplace with slate hearth and multi fuel burner. Beamed ceiling. 2 wall light points. Radiator. Amtico style effect wood flooring. 2 sash windows.

## STUDY/SNUG

13' 0" x 9' 11" (3.96m x 3.02m)

Log burner (not certificated) on slate hearth. Radiator. Coved ceiling. Amtico style effect wood flooring.

## BREAKFAST KITCHEN

15' 10" x 14' 2" (4.82m x 4.31m)

Dresser/shelving. Belfast sink with mixer tap. Base cupboards with drawers. Second dresser with two glass fronted cabinets. Plate rack and drawers. Smeg electric oven, 5 ring gas hob. Rayburn oven with hotplates and warming oven. Pattern Herringbone tiled floor. Space for American fridge freezer. Far reaching views across Northern Plane to distant coastline with views to Scotland on a clear day. Radiator. Extractor fan. Tiled floor. Stable door to

## UTILITY ROOM 15' 6" x 7' 10" (4.72m x 2.39m)

Herringbone tiled floor. Base cupboard with worktop. Plumbed for dishwasher and washing machine. Space for freezer. Worcester oil fired central heating boiler. Vented thermal store, fed by the solar and multifuel stoves. Tiled floor. Stable door to

## GLAZED SUN ROOM/GYM AREA

21' 0" x 7' 0" (6.40m x 2.13m)

Herringbone tiled floor and steps down to gym area. Plumbed for washing machine and space for dryer. 2 doors to rear terrace.

## SELF CONTAINED ANNEX

This could be used as additional living accommodation with the main house (subject to the necessary permissions). Underfloor heating throughout.

## BREAKFAST KITCHEN

15' 2" x 11' 4" (4.62m x 3.45m)

Range of base and eye level units. Gas hob and electric oven. Plumbed for washing machine. 1 1/2 bowl sink. Curved chopping board with cupboard below. Wine rack. Filter hood. Laminate tiled floor. Coved ceiling. Distant views to Northern Plain. Tiled splashback.

## INNER HALL

Amtico style effect wood flooring.

## CLOAKROOM/WC

Wash hand basin and WC. Cupboard housing Camray 5 Oil fired central heating boiler. Manifolds for underfloor heating.

## BEDROOM 13' 0" x 10' 8" (3.96m x 3.25m)

Coved ceiling. Double glazed window. Amtico style effect wood floor. Distant views.

## ENSUITE WET ROOM

Fully tiled walls. Heated towel rail. Pedestal wash hand basin, WC and shower. Non slip floor covering.

## LOUNGE

18' 6" x 12' 8" (5.63m x 3.86m)

Brick fireplace with electric fire on raised quarry tiled hearth. Coved ceiling. 2 windows with distant views. Amtico style effect wood floor.

## CONSERVATORY

14' 6" x 11' 1" (4.42m x 3.38m)

Amtico style effect wood floor. French doors to outside. Underfloor heating.

## FIRST FLOOR: LANDING (of Cottage)

Radiator. 2 wall light points.

## BEDROOM 1

14' x 10' (4.26m x 3.05m)

Dual aspect. Amtico style effect wood floor. Radiator. Distant views.

## BEDROOM 2

11' 4" x 10' 0" (3.45m x 3.05m)

Radiator. Double glazed window. Distant views. Built-in cupboard. Amtico style effect floor. Coved ceiling.

## BEDROOM 3

10' 5" x 3' 0" (3.17m x 1.7m)

Radiator. Distant views. Amtico style effect wood floor. Coved ceiling. Loft hatch.

## BATHROOM

Shower cubicle, WC and pedestal wash hand basin. Stand alone roll top bath. Heated towel rail. Radiator. Loft hatch. Coved ceiling. Amtico style effect wood floor.

## OUTSIDE

Concrete drive for 4 cars and open area to front of annex for another 2 vehicles. Gravelled pathways with steps to raised garden. Extending to approximately 0.7 acres, with gravelled walkways and steps up to landscaped lawn area, pond, ground coverage well stocked with shrubs. Sun deck to rear of cottage. Gravelled compound area with cages for dogs and chicken run. Clay pizza oven, log store and two sheds (one being 21ft in length).

## SERVICES

Mains water and electricity. Private drainage. Oil central heating. The current solar panels provide hot water and 14.355 KWS of electricity and could be purchased for an additional cost. Electric vehicle charging point.

## VIEWING

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

## POSSESSION

Vacant possession 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. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser

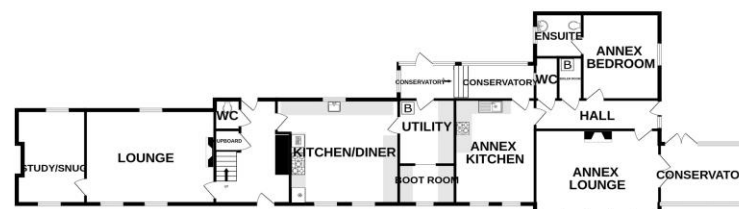
should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

### NB

Please note that the Annex is 4 star rated self catering accommodation by Visit Isle of Man. It generates up to £700 per week in season. The Annex is also wheelchair accessible.

The Driveway to the house is owned by Ballamanaugh estate with full right of way provided for access to Carrick House.

GROUND FLOOR



1ST FLOOR



















Since 1854



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