



An expansive 1970's country bungalow standing in grounds of approximately 9 acres. With a floor plate extending to circa 3,750 sq ft. This spacious property provides a large triple aspect lounge, further sitting room/playroom, breakfast kitchen, four bedrooms, bathroom with shower area and separate wc. There is a double garage with gardener's wc and extensive parking area to the front and side of the property. The bungalow is set well back from the road and approached along a private treelined driveway, with lawn garden to the front and lawn treelined bank to the rear. Far reaching views across a rural landscape. The property has uPVC double glazed windows and offers scope for general updating and modernisation throughout





## LOCATION

From the Ballanard Road in Douglas head to Abbeylands Crossroads. Take the road straight across and follow almost to the end, where the entrance to Ballacashin Farm can be found on the left hand side via a treelined driveway opposite a property called Southfields.

## **ENTRANCE VESTIBULE**

## **ENTRANCE HALLWAY**

## **CLOAKROOM**

Two built-in double cupboards.

## **LOUNGE**

31' 6" x 13' 9" (9.6m x 4.2m)

A triple aspect room with stone fire place, three radiators and set of sliding patio doors to front.

## **KITCHEN/BREAKFAST ROOM**

23' 7" x 12' 10" (7.2m x 3.9m)

Range of fitted wooden base and wall units with electric oven and laminate work tops, hob, twin sink and pine clad ceiling.

## **SITTING ROOM/PLAY ROOM**

28' 10" x 15' 9" (8.8m x 4.8m)

Dual aspect room, two radiators

## **SEPARATE WC**

Low level wc.

## **BATHROOM**

Newly fitted with white suite comprising panelled bath, wet room/shower area, wash hand basin, non-slip floor.

## **BEDROOM 1**

11' 10" x 10' 10" (3.6m x 3.3m)

Radiator.

## **BEDROOM 2**

14' 9" x 12' 2" (4.5m x 3.7m)

Radiator.

## **BEDROOM 3**

14' 9" x 12' 2" (4.5m x 3.7m)

Radiator.

## **BEDROOM 4**

11' 1" x 11' 10" (3.37m x 3.6m)

Radiator.

## **REAR VESTIBULE**

Door to outside.

## **INTEGRAL DOUBLE GARAGE**

28' 10" x 28' 7" (8.8m x 8.7m)

Two up and over doors (one electric). Gardener's wc and wash hand basin. Oil fired central heating boiler.

## **OUTSIDE**

Expansive hardstanding/parking area and driveway. Approach from treelined driveway off main road. Formal lawn garden to the front and raised lawn garden to tree lined bank at rear. The land lies to the front and side of the

property. Total site extends to approximately 9 acres.

## **SERVICES**

Mains water, electricity, private drainage and oil fired central heating system.

## **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.

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