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Langtoft Manor, Ballagyr Lane, Peel, IM5 2AD

Asking Price £1,200,000

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A rural surprise awaits in the West!. Tucked away on a quiet country lane Langtoft Manor is a substantial country home of great character, with flexible and versatile accommodation. It sits on a large plot with added bonus of a detached 1 1/2 bedroom holiday annex. Viewing is a must for this charming home.



LOCATION

Travelling out of Peel northwards on the A4 take the second turning sign posted Ballagyr Lane and when you reach the next junction turn right and the property can be found a short distance on the left hand side.

VERANDA

6' 3" x 18' 1" (1.9m x 5.5m)

ENTRANCE FOYER

12' 6" x 9' 2" (3.8m x 2.8m)

CLOAKROOM

4' 7" x 6' 7" (1.4m x 2m)

ENTRANCE HALL

LIBRARY

20' 0" x 18' 1" (6.1m x 5.5m)

OFFICE

10' 2" x 9' 10" (3.1m x 3m)

DRAWING ROOM

21' 4" x 20' 0" (6.5m x 6.1m)

DINING HALL

23' 4" x 15' 9" (7.1m x 4.8m)

KITCHEN

14' 9" x 9' 10" (4.5m x 3m)

DINING AREA

21' 0" x 12' 2" (6.4m x 3.7m)

BATHROOM

7' 7" x 7' 3" (2.3m x 2.2m)

BEDROOM

15' 1" x 21' 8" (4.6m x 6.6m)

HALLWAY

BATHROOM

10' 6" x 6' 3" (3.2m x 1.9m)

WALK IN CLOSET

7' 3" x 6' 11" (2.2m x 2.1m)

LOWER GROUND FLOOR

ROOM

10' 2" x 9' 10" (3.1m x 3m)

ROOM

10' 6" x 17' 1" (3.2m x 5.2m)

ROOM

9' 10" x 13' 1" (3.0m x 4.0m)

ROOM

6' 7" x 10' 10" (2m x 3.3m)

ROOM

17' 9" x 10' 10" (5.4m x 3.3m)

SECOND FLOOR

BEDROOM

10' 6" x 16' 1" (3.2m x 4.9m)

ENSUITE

5' 3" x 7' 7" (1.6m x 2.3m)

BEDROOM

18' 8" x 17' 5" (5.7m x 5.3m)

ENSUITE

11' 10" x 7' 7" (3.6m x 2.3m)

WALK IN CLOSET

9' 2" x 3' 11" (2.8m x 1.2m)

INNER HALL

BATHROOM

4' 7" x 8' 2" (1.4m x 2.5m)

BEDROOM

14' 9" x 14' 9" (4.5m x 4.5m)

OUTSIDE

Accessed via a pillared, gated entrance leading to a substantial parking area. Lawned gardens to the southern aspect. Detached 1 ½ bedroom holiday annex. Agricultural shed, stone outbuilding and small block of dog kennels.

NB

The Lower Ground Floor of the main house has planning permission for use as a holiday let but it does not comply with building control consent. This will be the responsibility of the new purchasers.

SERVICES

Mains water and electricity. Private drainage.
Oil central heating.

VIEWINGS

Strictly by appointment through the Agents,
Chrystals. Please let us know if you are unable
to keep your appointment.

POSSESSION

Vacant possession on completion of purchase.
The company do not hold themselves
responsible for any expenses which may be
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DISCLAIMER - Notice is hereby given that these
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the part of Chrystals or the vendors or lessors.

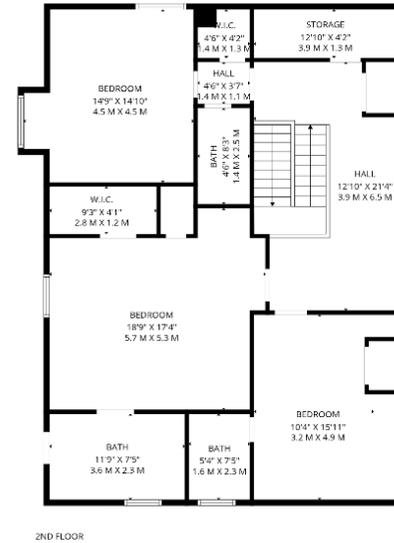
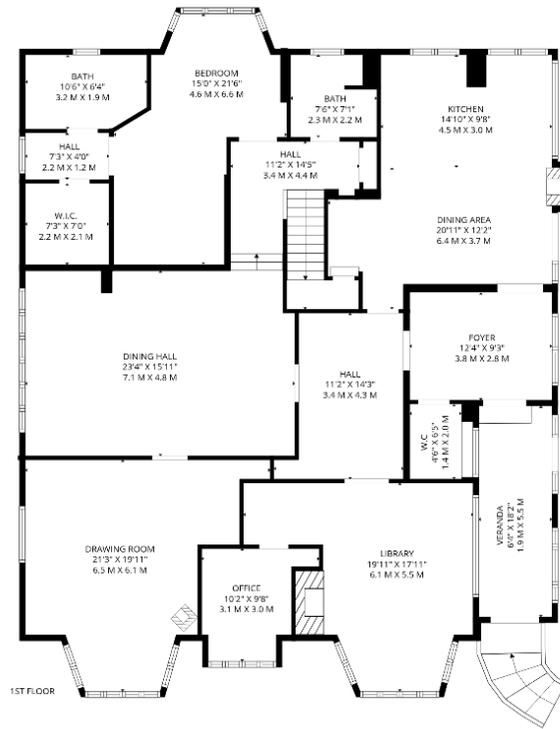












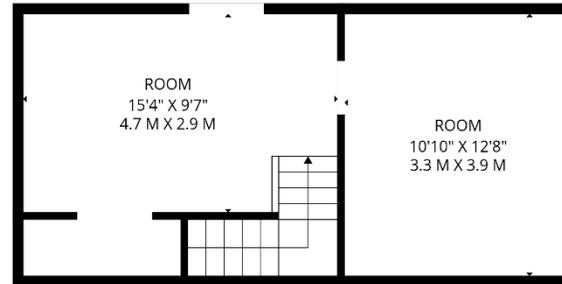
TOTAL: 3765 sq. ft, 350 m2

Basement 1: 577 sq. ft, 54 m2, 1st floor: 2146 sq. ft, 199 m2, 2nd floor: 1042 sq. ft, 97 m2
 EXCLUDED AREAS: STORAGE: 56 sq. ft, 5 m2, KITCHENETTE: 124 sq. ft, 11 m2, VERANDA: 115 sq. ft, 11 m2,
 FOYER: 114 sq. ft, 11 m2, FIREPLACE: 6 sq. ft, 1 m2, LOW CEILING: 224 sq. ft, 21 m2,
 WALLS: 261 sq. ft, 22 m2





The Lodge



TOTAL: 757 sq. ft, 70 m2

1st floor: 563 sq. ft, 52 m2, 2nd floor: 194 sq. ft, 18 m2

EXCLUDED AREAS: LOW CEILING: 142 sq. ft, 13 m2, WALLS: 95 sq. ft, 10 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since 1854



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