



Lhergy House Balnahowe, Santon, Isle Of Man, IM4 1BG
£285,000

- Detached country cottage offering a fantastic renovation opportunity in a tranquil rural location with views over open countryside and out to sea
- Ideal for buyers seeking a project with scope to create a bespoke country home in a picturesque and peaceful setting
- Spacious layout includes ground floor lounge, dining area, kitchen, and bedroom, with three additional bedrooms and a large family bathroom upstairs
- Access is via a country lane over which the owners of Lhergy House have a permanent right of access
- Property sits on approximately half an acre, providing excellent potential for extension or reconfiguration, subject to the necessary planning permissions
- Mains water and electricity are connected, with private drainage already in place, offering essential services ready for redevelopment



A Rare Opportunity – Detached Country Cottage with Outstanding Potential

Positioned in a truly idyllic rural setting, this detached country cottage offers a rare opportunity for those seeking a renovation project with immense potential. Set within approximately half an acre, the property enjoys uninterrupted panoramic views over rolling countryside and out towards the sea, offering an enviable degree of peace, privacy, and natural beauty.

In need of complete modernisation, the existing layout provides flexible accommodation, including a spacious lounge and dining area, a generous kitchen, and a ground floor bedroom. On the first floor, there are three further bedrooms and a large family bathroom – all of which offer excellent potential for reconfiguration or enhancement, subject to the relevant planning permissions.

The extensive plot lends itself to a variety of possibilities. Whether you choose to sympathetically refurbish the existing structure or explore the potential to construct a new dwelling (subject to necessary consents), the setting offers a rare chance to create a bespoke country home in an exceptional location. The surrounding land provides ample space for landscaping, gardens, or potential extension.

Accessed via a country lane, the property is reached by turning off the Old Castletown Road towards Quines Hill, then left towards Port Soderick Glen, continuing beneath the railway bridge. The access track lies on the right-hand side and leads directly to the cottage. Please note, access is shared, with a permanent right of way granted to the owners of Lhergy House. Viewers attend strictly at their own risk.

Mains water and electricity are connected, with private drainage. A superb opportunity to breathe new life into a charming country property in one of the Isle of Man's most scenic and tranquil locations.

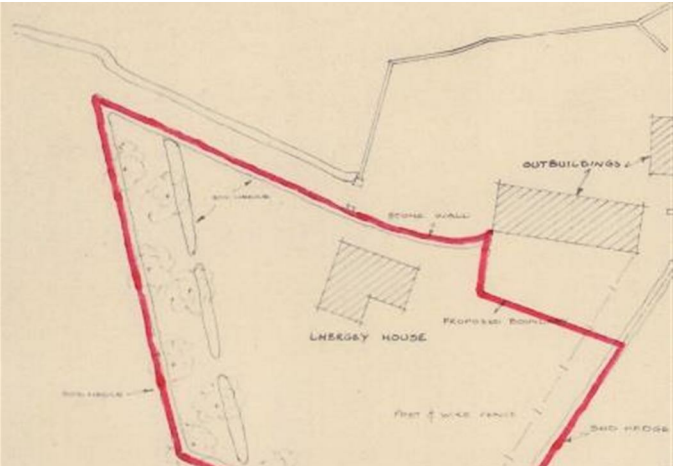




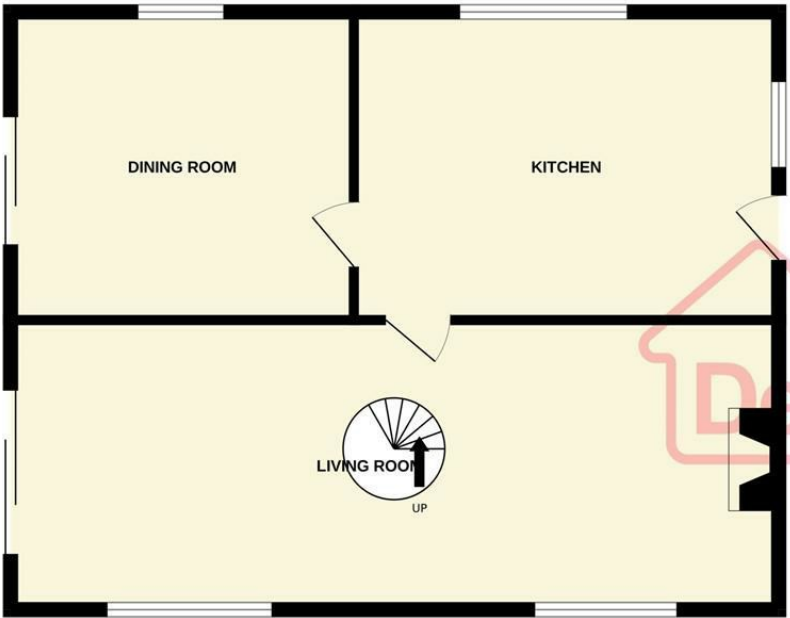








GROUND FLOOR



1ST FLOOR



Not to scale-for identification purposes only
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