



Ballawyllin Farm, East Baldwin, Douglas, IM4 5ER

Exceptional Opportunity to Acquire a Private Country Estate Nestled Within Approx. 5 Acres in the Heart of East Baldwin. Thriving 4 Star Self-Catering Holiday Let Business Including a 19th Century 1 Bed Manx Stone Cottage, 2 Celtic Inspired Dome-Shaped Cottages & 3 Cedar Hot Tubs.

£1,995,000

Property Overview

Property Type	Detached
Receptions	4
Bedrooms	5
Bathrooms	1
En-Suites	3

Property Details

Property Type	Detached	Cloakroom	1
Receptions	4	Front Garden	Lawned
Bedrooms	5	Rear Garden	Landscaped
Bathrooms	1	Garage	Driveway
En-Suites	3		Manx Stone Cottage & 2 Celtic Inspired Dome-Shaped Cottages
		Outside Space	
		Acreage	Approx. 5 Acres



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Property Description

A Rare and Exceptional Manx Country Estate with Established Holiday Business Set in Approximately 5 Acres

A unique opportunity to acquire a private and character-rich country estate in the heart of the Isle of Man. Situated just 10 to 15 minutes' drive from Douglas, Ballawyllin Farm enjoys an enviable and peaceful setting in the stunning East Baldwin Valley, offering both seclusion and superb access to all corners of the Island.

Dating back to the 18th century, Ballawyllin is steeped in local history, first recorded in the 1770s and farmed by the Cannell family during the mid-1800s. Today, it presents a rare blend of heritage charm, modern comforts, and a successful self-catering holiday let business, all set within approximately 5 acres of beautifully maintained grounds with panoramic views of the surrounding countryside.

The Main Farmhouse

The principal residence is a handsome, stone-built farmhouse, thoughtfully extended and restored to retain its period character while providing light-filled and versatile accommodation.

- 4 Reception rooms, a bespoke farmhouse kitchen with an Aga and generous size utility and breakfast areas
- 5 Spacious double bedrooms, including a luxurious principal suite with a dressing room, en-suite and a separate walk-in shower room

Accommodation

Ground Floor

- Entrance Porch
- Entrance Hallway
- Downstairs W.C. (approx. 9'8 x 2'8)
- Dining Room (approx. 26'10 x 14'4)
- Lounge (approx. 24'9 x 16'8)
- Bedroom 5 (approx. 13'3 x 13'1)
- Dressing Room (approx. 11'5 x 6'4)
- En-Suite (approx. 11'5 x 6'9)
- Kitchen (approx. 20'4 x 15'1)
- Pantry (approx. 5'11 x 2'7)

- Utility Room (approx. 15'1 x 10'2)
- Breakfast Room (approx. 13'10 x 11'10)
- Study (approx. 11'10 x 9'2)

First Floor

- Landing
- Bedroom 1 (approx. 20'8 x 19'8)
- Dressing Room (approx. 12'8 x 5'1)
- Shower Room (approx. 5'1 x 2'11)
- En-Suite (approx. 10'3 x 5'1)
- Bedroom 2 (approx. 16'1 x 16'1)
- Dressing Room (approx. 8'8 x 8'0)
- En-Suite (approx. 8'8 x 8'0)
- Bedroom 3 (approx. 16'7 x 12'11)
- Bedroom 4 (approx. 16'1 x 10'2)
- Bathroom (approx. 9'11 x 8'8)

Self-Catering Holiday Cottages

An established 4-star self-catering business is operated on site, comprising of 3 distinctive cottages that provide an substantial income and excellent reviews from guests

- Ballawyllin Cottage: A charming refurbished 19th-century 1 bed Manx cottage
- Orchard Cottage & Meadow Cottage: 2 Open plan, dome-shaped cottages, inspired by Celtic roundhouses and uniquely designed to blend into the landscape
- All cottages enjoy exclusive use of their own electrically-heated cedar hot tubs, with Orchard and Meadow sharing an outdoor sauna
- Recently installed solar panels supply the majority of the cottages' annual energy needs sustainably

The Grounds

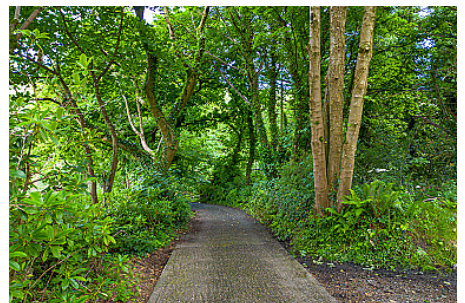
The estate extends to approximately 5 acres of lawned gardens, wildflower meadows, vegetable beds, and mature trees, creating a serene and biodiverse environment.

Location

East Baldwin is renowned for its natural beauty and sense of peace, yet lies just minutes from Douglas. The location is ideal for nature lovers, walkers and cyclists; Ballawyllin combines the best of rural living with convenience and connectivity.

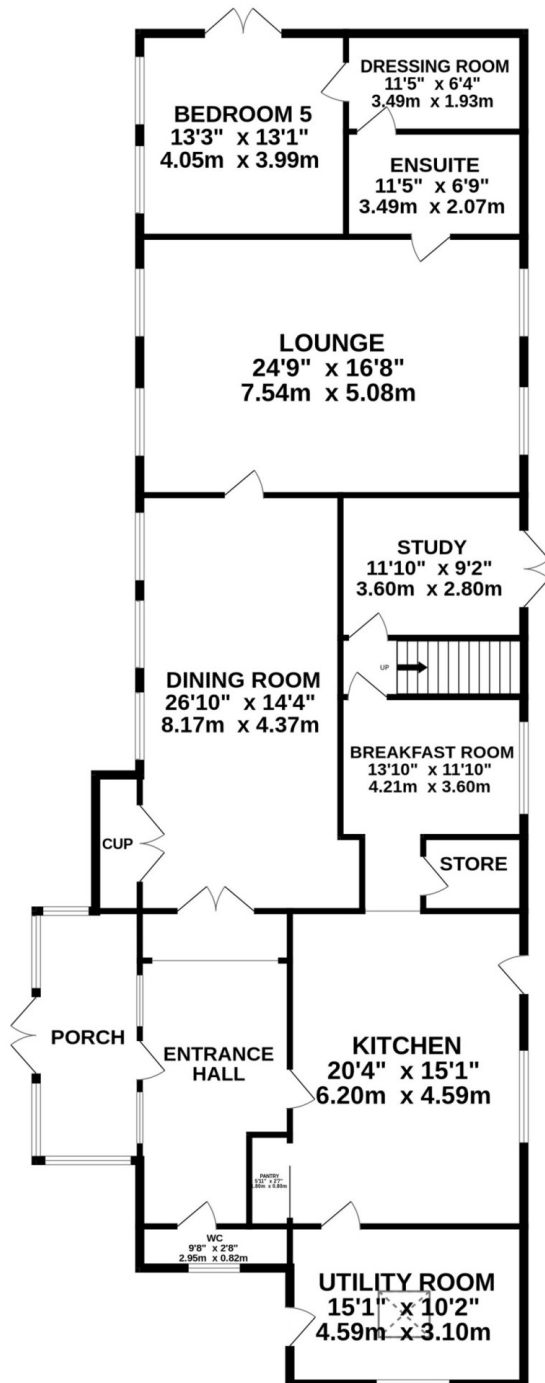




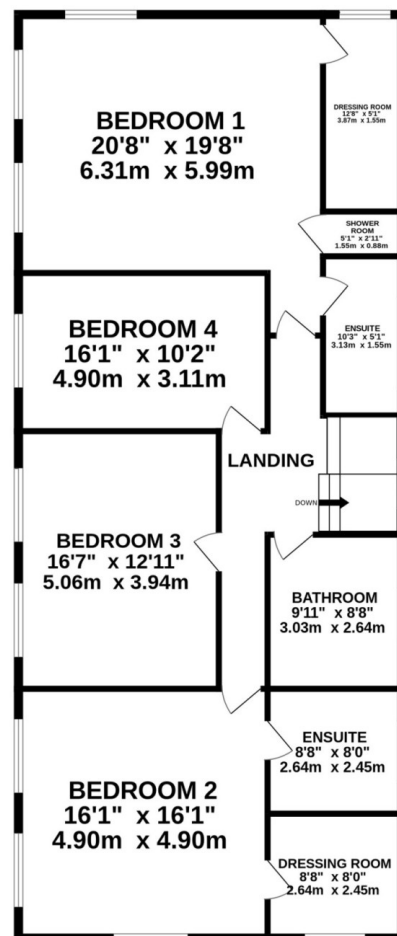




GROUND FLOOR
2215 sq.ft. (205.7 sq.m.) approx.



1ST FLOOR
1473 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 3688 sq.ft. (342.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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