



Ballacregga Vicarage Road, Douglas, ISLE OF MAN, IM4 2AE
Asking Price £2,250,000

- Impressive detached country residence set within approximately five acres of landscaped grounds
- Detached converted barn offering three bedrooms and versatile accommodation
- Generous parking, outbuildings and exceptional privacy throughout
- Highly sought-after location on the outskirts of Douglas
- Shaped outdoor swimming pool with extensive surrounding patio
- Four-bedroom main house with three spacious reception rooms
- Mature gardens featuring a fish pond, orchard and established trees



Ballacregga is an exceptional detached country residence occupying approximately five acres of beautifully landscaped gardens in one of the Island's most desirable locations on the outskirts of Douglas. Offering privacy, space and versatility, this impressive estate enjoys a peaceful setting whilst remaining just a short drive from Douglas town centre and its excellent amenities. The principal house requires substantial modernisation and refurbishment, offering excellent scope to create a magnificent family home.

The principal residence provides generous family accommodation, centred around three reception rooms offering ample space for everyday living and entertaining. A spacious dining kitchen forms the heart of the home, whilst the first floor offers four well-proportioned bedrooms, two benefiting from en-suite facilities. Large windows throughout enjoy delightful views across the surrounding gardens, filling the home with natural light.

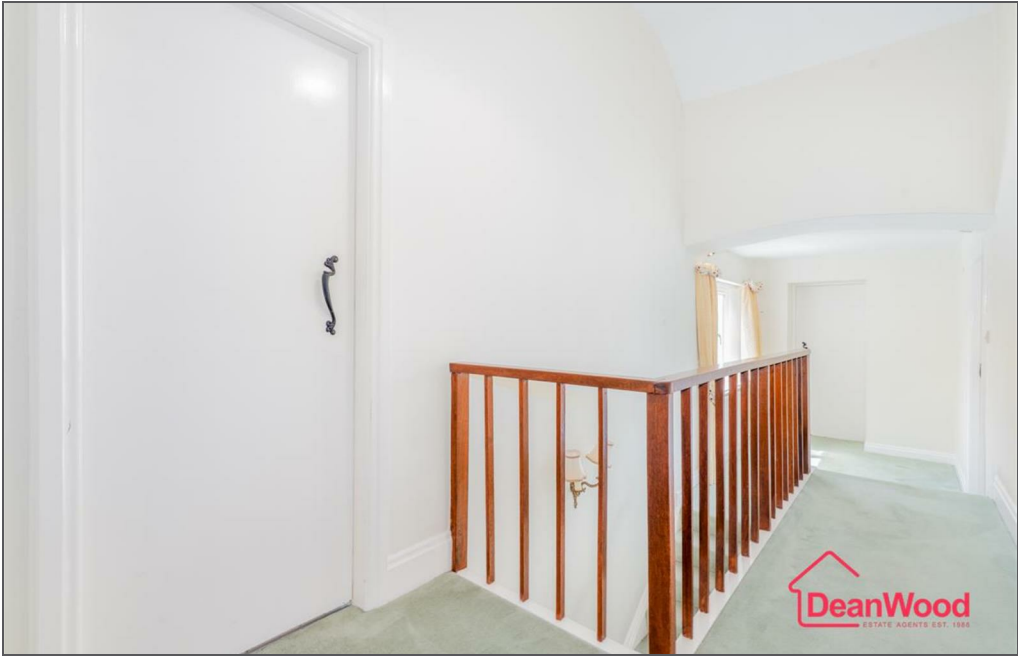
A particular highlight is the substantial detached converted barn, providing beautifully presented additional accommodation with two reception rooms, a spacious dining kitchen and three generous bedrooms. Offering excellent flexibility, it is ideally suited to multi-generational living, guest accommodation, a home business or a variety of other uses, subject to any necessary consents.

The grounds are a defining feature extending to approximately five acres of mature landscaped gardens with sweeping lawns, established trees, colourful planted borders, a picturesque fish pond and former orchard. A shaped outdoor swimming pool requires full recommissioning, while generous parking, useful outbuildings and extensive driveway access complete this remarkable estate. Additional farmland of approximately 58 acres may be available by separate negotiation.

Combining a substantial family residence, a versatile detached barn and magnificent grounds, Ballacregga presents a rare opportunity to acquire one of the area's finest country homes







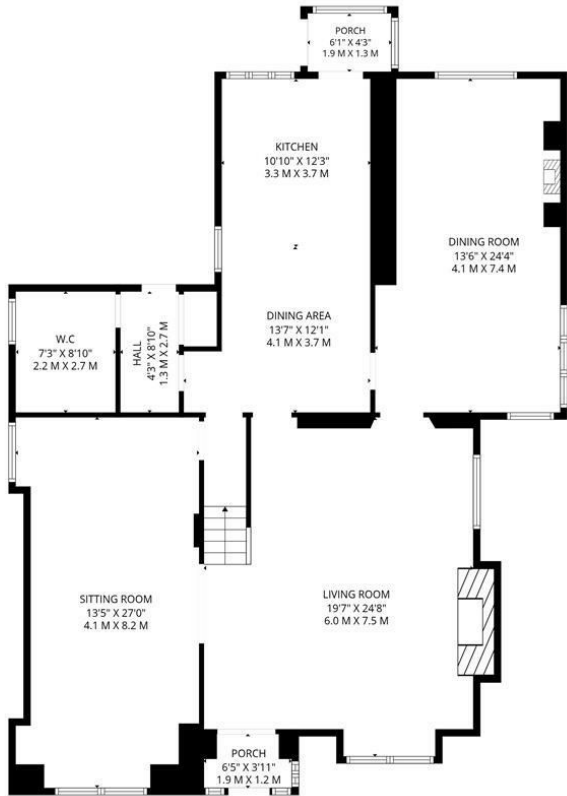




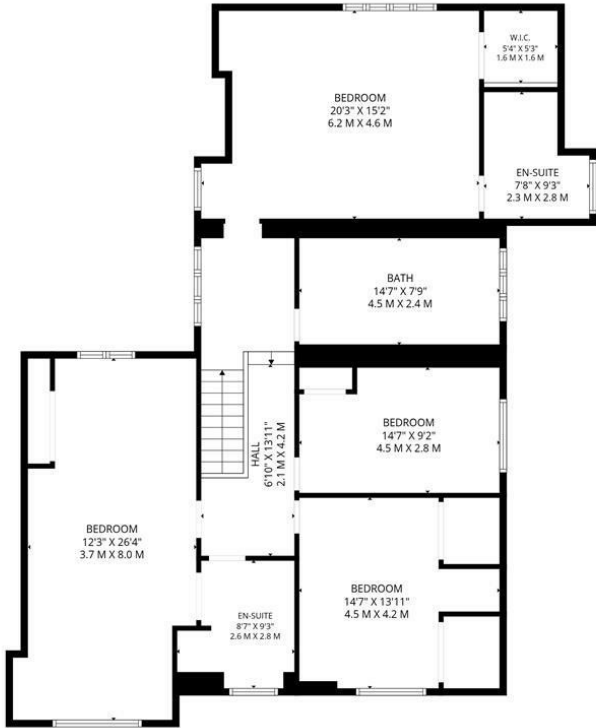


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1ST FLOOR



2ND FLOOR



TOTAL: 3028 sq. ft, 281 m2
1st floor: 1566 sq. ft, 145 m2, 2nd floor: 1462 sq. ft, 136 m2
EXCLUDED AREAS: PORCH: 51 sq. ft, 4 m2, FIREPLACE: 13 sq. ft, 1 m2, WALLS: 191 sq. ft, 19 m2

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



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