



ASKING PRICE

£4,750,000

THE DETAILS



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Ballaoates Farm
Glen Road, Colby
£4,750,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

Ballaoates Farm, Glen Road, Colby



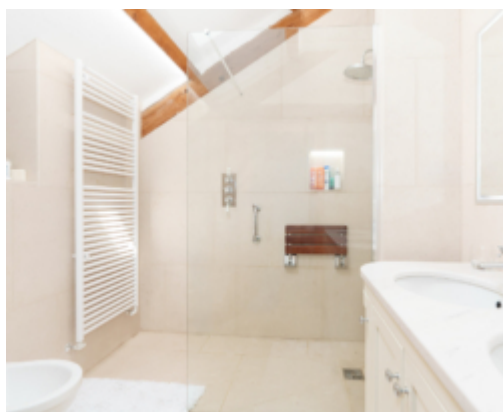
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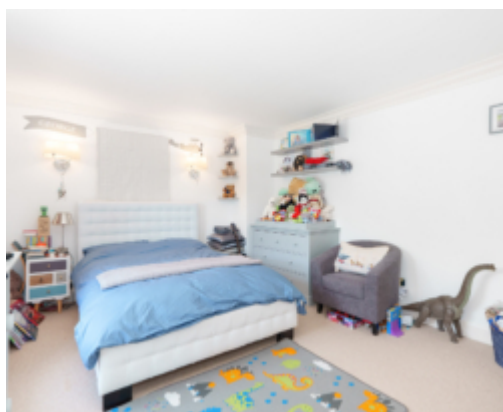
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THE DESCRIPTION

- Approximately 10,000 sq. ft of principal accommodation
- Five reception rooms, six bedrooms, five bathrooms
- Fifteen acres of formal garden, paddock, meadow, and parkland
- Indoor swimming pool, gymnasium, and triple garage (2013)
- Panoramic views across the southern coastline, from the airport to Port St Mary
- Easy access to Douglas, the airport, and private schools

THE PROPERTY

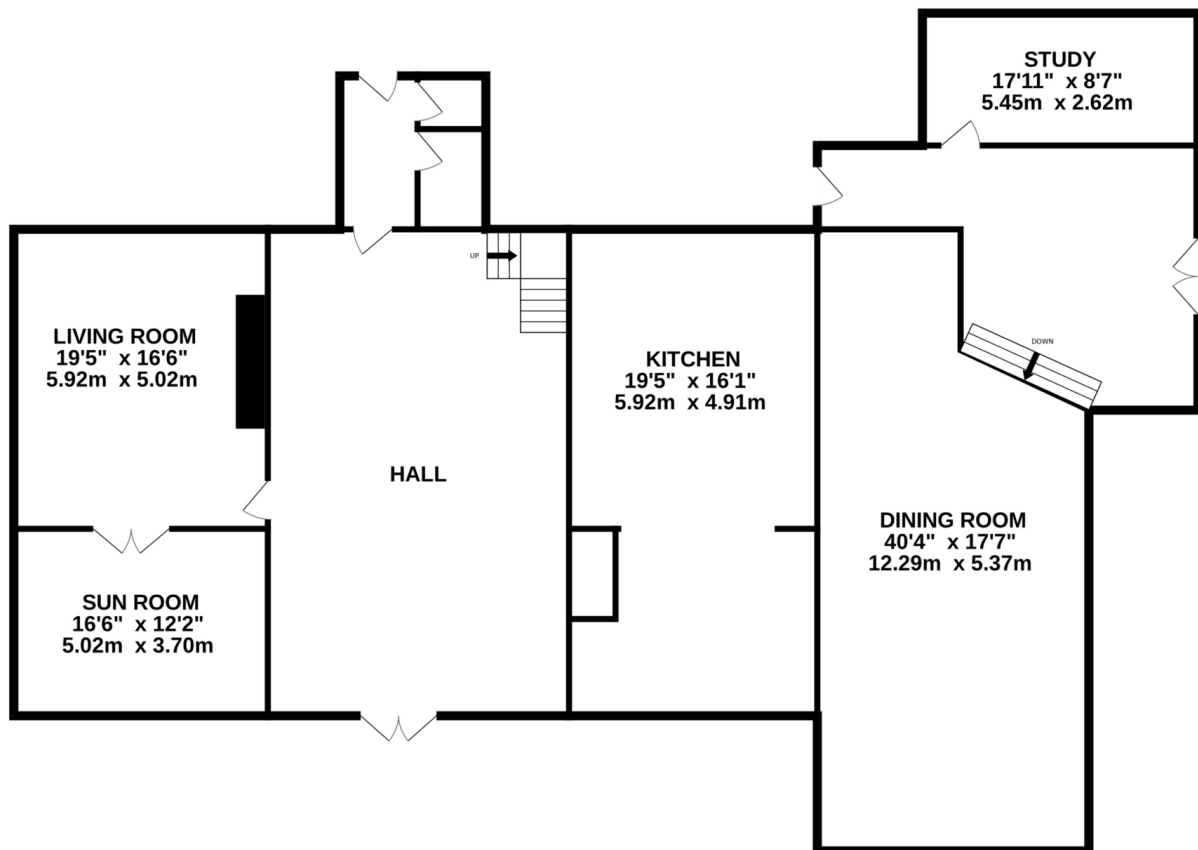
Ballaoates Farmhouse offers a rare combination in the Isle of Man market: genuine privacy, scale, and setting. This elegant country property extends to approximately 10,000 sq. ft and sits within fifteen acres of formal garden, paddock, meadow, and parkland.

The principal residence was built in 2001 and flows into a sympathetically converted barn, which in turn leads to a leisure wing added in 2013 — comprising an indoor swimming pool, gymnasium, and triple garage. Throughout, the house has five reception rooms, six bedrooms and five bathrooms, giving a footprint that suits both everyday family life and serious entertaining.

The position is the standout. Far-reaching, uninterrupted views run across the Island's southern coastline, taking in the airport and stretching through to Port St Mary.

FLOORPLAN

GROUND FLOOR
2803 sq.ft. (260.4 sq.m.) approx.



TOTAL FLOOR AREA : 2803 sq.ft. (260.4 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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PROPERTY DETAILS FOR

Ballaoates Farm, Glen Road, Colby

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