



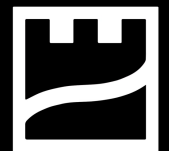
FOR SALE



Ballacoyne Douglas Road, Kirk Michael, Isle Of Man, IM6 1AU

£1,400,000

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THE PROPERTY

Nestled in the tranquil outskirts of the picturesque village of Kirk Michael, lies Ballacoyme - a hidden haven. Completely secluded and out of sight from public roads and neighbouring property, this property guarantees an unmatched sense of exclusivity, perfect for those seeking a life of privacy. Set within a 12.8-acre canvas, Ballacoyme is adorned with breathtaking mature gardens, picturesque paddock grazing, enchanting woodlands, and unique hill land. The allure of a personal tholtan accentuates its charm, making nature's perfection just a step away.

As you enter you are greeted by a grand galleried entrance hall from which rooms branch off effortlessly. The home boasts a resplendent sitting room complete with a comforting log-burning stove and flows seamlessly into another seating and dining area. Here, you're treated to awe-inspiring panoramas of gardens that stretch endlessly to meet the hills.

For culinary enthusiasts, the timeless country-style kitchen, equipped with an alpha range, is sure to delight. An adjacent practical boot room awaits those passionate about countryside adventures. Entertainment is taken care of with a spacious games room with snooker table, accentuated by a wine store, ensuring every gathering is an event to remember. And when the evening calls for tranquility, a serene study and an all-season garden room provide the perfect retreat.

Upstairs, a magnificent galleried landing paves the way to four luxurious bedrooms, with three boasting their own ensuites. A family shower room adds to the convenience.



- Secluded property hidden from public roads, offering unmatched exclusivity.
- Grand galleried entrance hall with seamlessly branching rooms.
- Timeless country style equipped with an alpha range, complemented by a practical boot room.
- Four luxurious bedrooms, three with ensuites, plus a family shower room.
- Planning consent secured for solar bank installation, promising a green and energy-efficient lifestyle.
- 12.8 acres of mature gardens, woodlands, paddock grazing, and hill land with personal tholtan.
- Luxurious sitting room with log-burning stove, flowing into a panoramic dining and seating area.
- Spacious games room with wine store, a serene study, and an all-season garden room.
- Stone-clad double garage, greenhouse, summer house, and a naturally-fed pond and stream.
- Immaculate condition throughout

