



Vinette Phildraw Road, Ballasalla, Isle Of Man, IM9 3EG

£659,000

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## THE PROPERTY

Located on the sought-after Phildraw Road, Vinette offers a seamless blend of traditional craftsmanship and contemporary comforts. At the heart of the home, the spacious sitting room features a striking fireplace and French doors that open onto a charming rear garden. The sophisticated dining hall sets the tone for hosting and celebrations, while the adjoining orangery enhances the flow of natural light and provides a smooth transition to the kitchen. The country-style kitchen boasts an AGA, panoramic views over the surrounding fields, and is complemented by a practical utility room and a discreetly located wine cellar/store below.

Upstairs, three bedrooms each offer delightful rural views and are equipped with built-in wardrobes. A quality tiled family bathroom and an ensuite provide private and serene retreats for all family members.

Additional conveniences include a downstairs WC, integral garage, off-road parking for up to four cars at the front, and a quaint rear garden featuring a lawned area, seating area, and gravel section, all ideally positioned to enjoy the sunshine and scenic vistas.

Vinette is more than just a home—it's a statement of quality and craftsmanship, perfectly suited for those who cherish refined living in a picturesque setting.



- Located on the desirable Phildraw Road, known for its exclusivity.
- Blends traditional craftsmanship with modern conveniences in a prestigious setting.
- Spacious sitting room with an elegant fireplace and access to the rear garden.
- Dining hall ideal for sophisticated entertaining and celebrations.
- Orangery enhances natural light, connecting dining hall to kitchen seamlessly.
- Country-style kitchen with AGA, surrounded by panoramic field views.
- Includes utility room and hidden wine cellar for added functionality.
- Main bedrooms feature rural views and built-in wardrobes for comfort.
- Family bathroom and ensuite, both elegantly tiled for luxury living.
- Garden boasts lawned, seating, and gravel areas for outdoor enjoyment.

