

black
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ESTATE AGENTS

ASKING PRICE

POA

THE DETAILS



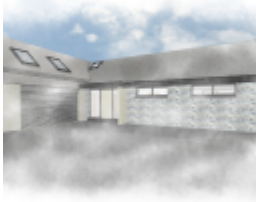
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Ballaragh Barn (Eco New Build)

Ballaragh

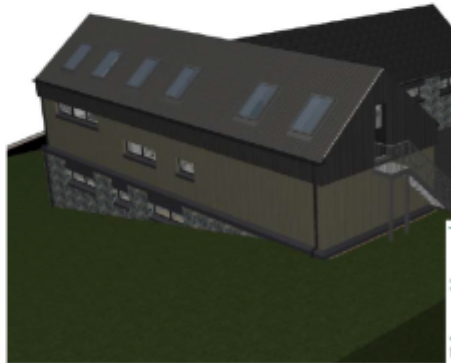
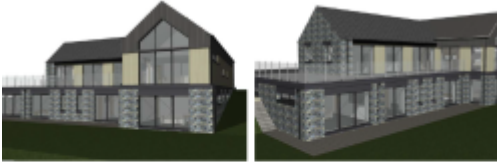
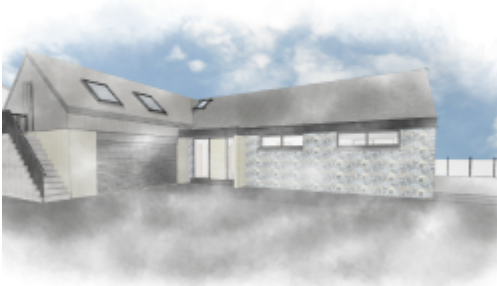
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call in today or visit www.blackgracecowley.com for more details

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

PROPERTY DETAILS FOR
Ballaragh Barn, Ballaragh



PROPERTY DETAILS FOR
Ballaragh Barn, Ballaragh



Photo from A2 Ramsey Coast Road
Proposed dwelling superimposed
Barn to be demolished digitally removed

THE DESCRIPTION

- Brand New 5,000 sq ft bespoke Eco Build (set to complete 2025) spread over three levels
- Situated on 0.6 acres of private rural land
- Set in one of the most sought after coastal locations on the Isle of Man
- 4 Double Bedrooms with En Suites and built in dressing areas
- Gymnasium with private shower facilities, Cinema Room, Laundry Room, WC, Entertainment Room
- Open plan family Kitchen/Dining/Living space, Utility, private triple aspect Lounge, Play Room, WC
- Upper floor, Annex living with large guest Living Area, double Bedroom and En-Suite Wet Room
- Double Garage and parking for several vehicles
- Additionally, detached Home Office/Gym Room complete with plumbing and electrical fittings
- Eco features: MVHR system, solar panels, air source heat pumps, EV charging, battery storage
- Under floor heating throughout

THE PROPERTY

Black Grace Cowley are delighted to offer the opportunity to purchase Ballaragh Barn a brand new eco home ready for completion in 2025. This 5000sqft bespoke home has been designed by the current Vendor and offers stunning accommodation in arguably one of the most sought after coastal locations on the Isle of Man. Situated on 0.6 acres of private rural land and spread over three levels this modern home will boast spectacular uninterrupted sea views from all aspects of the home. The property will be installed to the highest standard along with contemporary finishes throughout, benefitting from Eco Features including; MVHR system, Solar panel, Air source heat pumps, EV charging, Battery storage and Underfloor heating throughout.

The principal dwelling consists of four en-suite double Bedrooms all with built in dressing areas, a gymnasium with private shower facilities, cinema room, laundry room, separate wc and entertainment room all on the lower ground floor. On the ground floor there is a bright and spacious open plan family kitchen/diner with lounge space, utility/boot room, private triple aspect lounge, play room, spacious entrance hall, separate wc and direct access into a double garage with access over a parking and turning area large enough for several vehicles. The upper floor provides the opportunity for annex living with a large guest living area, double bedroom and en-suite wet room.



PROPERTY DETAILS FOR

Ballaragh Barn, Ballaragh

In addition to the principal dwelling is a detached home office or additional therapy/gymnasium space (to be used as the new owner seems fit) complete with full plumbing and electrical fittings enabling flexible use with direct access out into the almost half an acre of gardens surrounding the entire dwelling with a private driveway providing access off the Ballaragh Road.

At £1,500,000 the property will be finished to an excellent standard throughout in line with the current design and budgeted final fix; however, there is the opportunity for a purchaser to upgrade details such as the Kitchens, Bathrooms, Flooring, Tiling, Light Fittings and even the internal layout (if required), if an early exchange/commitment is agreed**.

**Any upgrades or internal alterations would be agreed directly with the current Vendor along with additional finances that may be required. All upgrades will be in excess of current budgeted items and therefore would lead to exceeding the current £1,500,000 asking price.

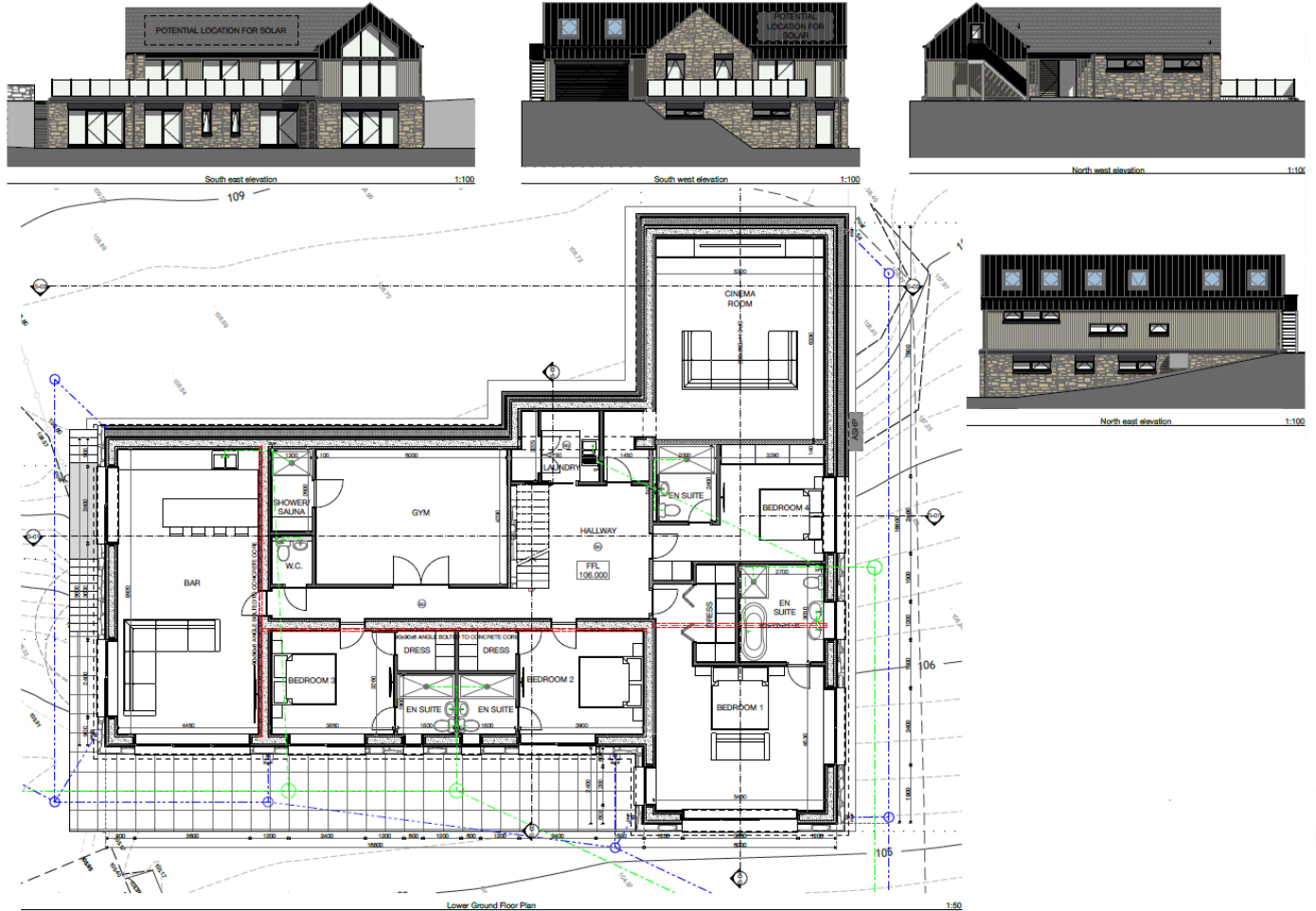
DIRECTIONS

Ballaragh Barn is located within a short distance of Laxey Village & Beachfront, Dhoon Glen and just a short drive from Ramsey and Douglas. There is public footpath close by offering easy "on foot" access to local bus routes servicing the Isle of Man's coast road.

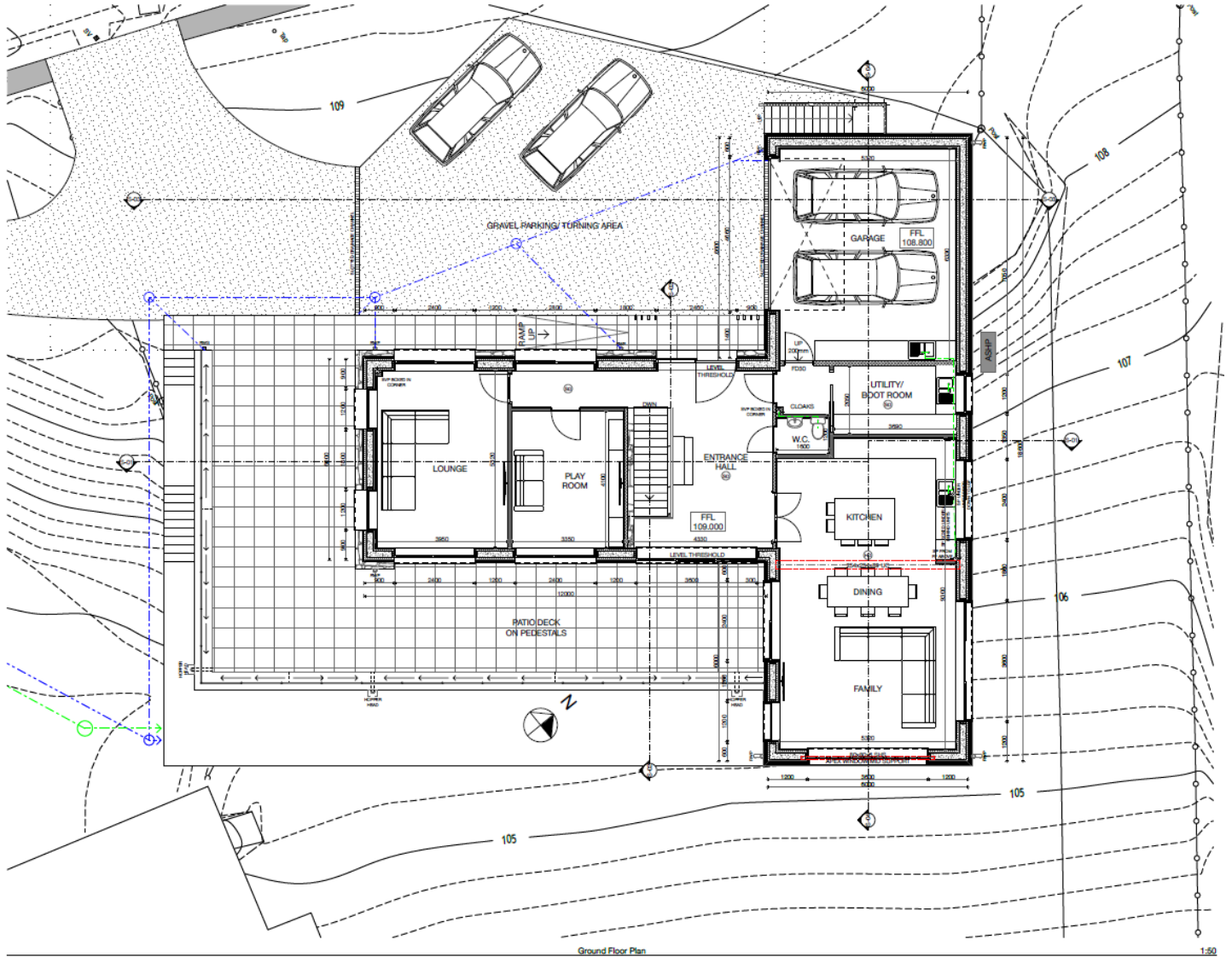
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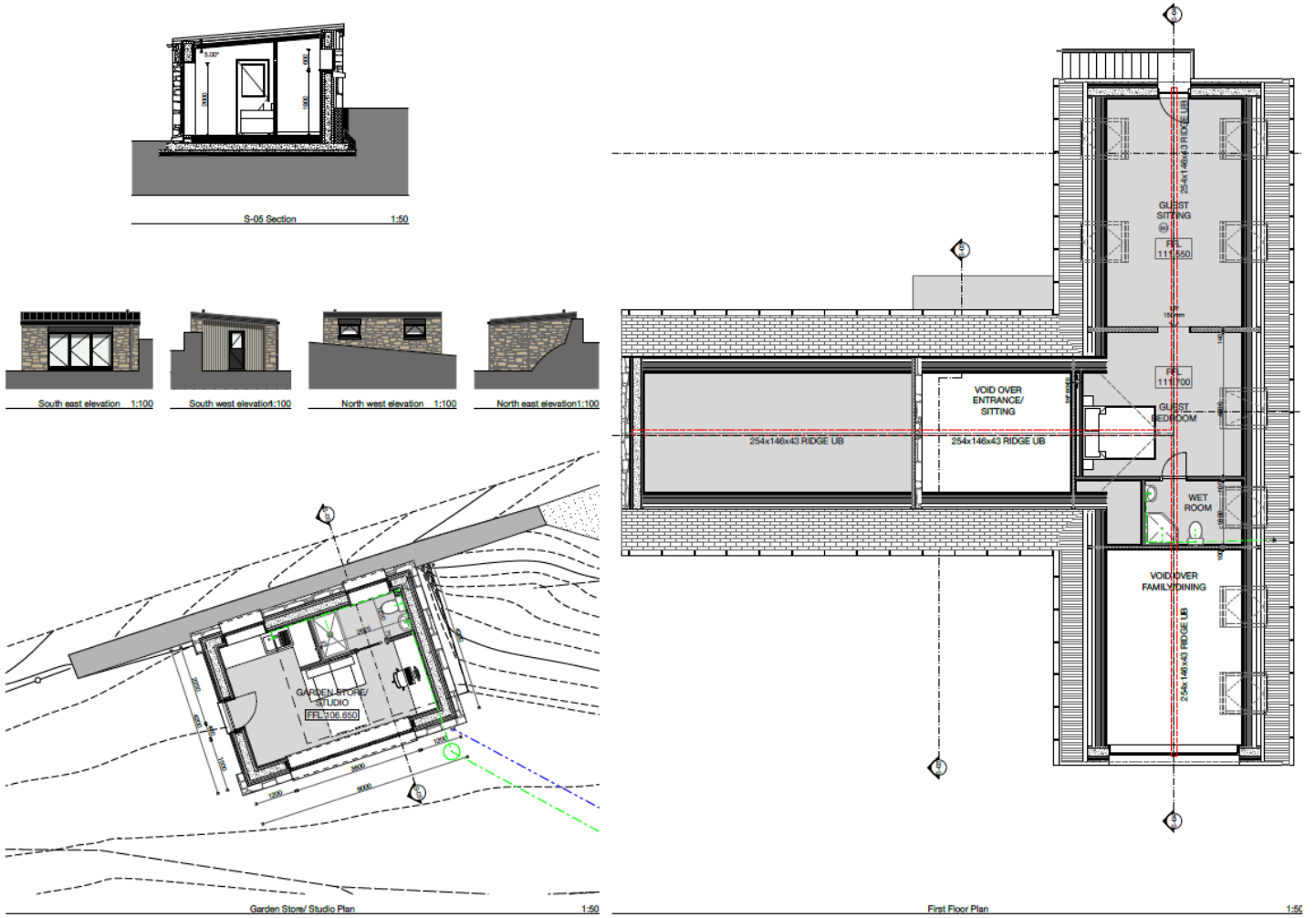
FLOORPLAN



FLOORPLAN



FLOORPLAN



SITE PLAN



This image is to be read in conjunction with the previous overhead drone image showing the proposed site position set back from the existing barn.

Proposals located more in line with linear settlement of Ballaragh.
Varied, irregular nature of dwelling design in Ballaragh apparent.
Stone clad 'base' to lower ground floor breaks up massing of proposal.
'White box' designs stand out in the landscape.

**Drone photograph of site
Proposed dwelling superimposed
Barn to be demolished digitally removed**





PROPERTY DETAILS FOR

Ballaragh Barn, Ballaragh

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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