



## MORRISON HOUSE, GLEN ROAD, BALLAUGH, IM7 5JD

Delightful Bungalow Set in Beautiful Ballaugh Glen  
Just a Short Walk/Drive to Local Village Amenities  
of Ballaugh. Potential to Extend. Viewing's  
Essential.

**For Sale - £435,000**

### PROPERTY SUMMARY

Price:	£435,000
Type:	Bungalow
Status:	For Sale
Area:	Ballaugh, NORTH
Bedrooms:	4
Reception Rooms:	1
Bathrooms:	1

## FULL DESCRIPTION

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### Living Accommodation

#### Entrance Lobby

The front of the property is accessed by a concrete footpath and through a PVC single door with single light, high level coving. Floors fully carpeted.

#### Lounge

A spacious and cosy room with full height coving to the perimeter, this room boasts two large windows and a set of patio doors which maximise the light throughout the day. The floors are fully carpeted throughout.

#### Kitchen

A very well fitted kitchen with a range of high end cream high gloss finished floor, wall and drawer units with soft closers finished with a stone coloured granite effect smooth edged work-surfaces and tiled splash backs. Centrally located is a sink and half with hot and cold mixer tap. Integrated appliances comprise of "Cooke & Lewis" four ring ceramic electric hob with a single "Cooke & Lewis" extract fan over, "Cooke & Lewis" oven and grill combination, microwave oven, space for fridge freezer, dishwasher. The floor is covered with ceramic tiles

#### Back Porch / Boot Room

Situated to the entrance of the kitchen area, there is a single door which provides access to the rear garden.

#### Utility Room

A large utility space with a range of cream floor and wall units with stone coloured roll top granite work surfaces, stainless steel sink, floors finished with atone coloured Karndean floor coverings.

### Sleeping & Bathroom Accommodation

#### Bedroom 1 / Office

A well-proportioned single bedroom which is being utilised as the office area, with high level ceilings, the floors are fully carpeted throughout.

#### Bedroom 2

A large double bedroom with direct views up to the hillside, floors fully carpeted.

#### Family Bathroom

A bright bathroom comprising of a freestanding corner shower with fully enclosed shower screen and mains powered shower, white modern oval sink inset into an oak vanity unit with chrome hot and cold mixer tap with back lit mirror over, W.C. with soft flush, chrome towel radiator. The room

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## INSIDE

Bedrooms:	4
Reception Rooms:	1
Bathrooms:	1
En-suite:	0
Windows:	Double Glazed
Heating:	Oil Fired Heating
Furnished:	No

## OUTSIDE

Garage:	
Front Garden:	Easily Managed
Rear Garden:	Lawned
Acreage:	0
Outbuildings:	No

## WHO TO CONTACT



Daniel Buxton - 07624 415436

Cowley Groves Ramsey

Landline: 01624 812823

Email: [dbuxton@cowleygroves.com](mailto:dbuxton@cowleygroves.com)

has tiling to four sides and floors are finished with tiled under floor heating.

### **Study/Bedroom**

A well-proportioned single room with high level ceilings, panoramic hill side and country views, floors fully carpeted

### **Bedroom 3**

A large double bedroom offering country views, floors fully carpeted throughout.

### **Attic Accommodation**

A large attic space which has been finished with attic trusses, the current owners haven't converted this yet, but it could easily accommodate a further two bedrooms and an additional bathroom space if required.

## **EXTERNAL**

### **Vehicular Parking & Storage**

#### **Driveway**

To the left hand side of the property offers a large concrete driveway with off-road parking for up to five vehicles.

### **Gardens & Court Yards**

#### **Front Garden**

The front garden offers a low level walled area with concrete footpaths to the perimeter

#### **Side Garden**

A bright and spacious side garden with a bunded hedge which runs the length of the riverbank.

#### **Right Hand Side Garden**

A good size space which has a large number of trees to the perimeter.

### **Mechanical & Electrical Installations.**

#### **Plumbing**

Worcester Oil fired central heating boiler, hot and cold water system with underfloor heating throughout.

#### **Electrical**

Mains distribution board, white double sockets and white light switches together with pendant lighting throughout. Exterior lights with CCTV cameras. All window are fitted with vertical blinds.

### **Directions**



From Parliament Square Ramsey take the A3 towards Sulby and continue until you reach the Raven Public House in Ballaugh, turn left after the Raven and follow the road for approximately 1/2 mile where Morrison House can be found on the right hand side.

### **Services**

Mains water, electricity and drainage is by Klargester Biodisc domestic sewage treatment plant. Oil Central Heating.

**Rates Payable:** £TBC (incl. Water Rates 2020)

### **Offers**

All offers and negotiations through the offices of Cowley Groves & Co Ltd

### **Possession**

Vacant possession will be given on completion by arrangement.

### **Viewing**

Strictly by appointment through the Agents, Cowley Groves & Co, Ltd. 9 Parliament Street, Ramsey, IM8 1AS

To make an appointment through Managing Agents Cowley Groves: Please contact our Ramsey Office on 01624 812823 or email us on [ramsey@cowleygroves.com](mailto:ramsey@cowleygroves.com)

Cowley Groves are open Saturday 9.00am – 4.00pm.

We look forward to being of service to you.

Cowley Groves Team

## GALLERY

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## LOCATION

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