



BALLARADCLIFFE HOUSE, KIONDROGHAD ROAD, ANDREAS, IM7 3EL

PRIVATE MORTGAGE AVAILABLE 4000 sqft
Impressive country house with 1.00 Acres, in need,
with potential for further development. P/X
Considered anywhere on the island

For Sale - £699,950

PROPERTY SUMMARY

Price:	£699,950
Type:	Detached
Status:	For Sale
Area:	Andreas, NORTH
Bedrooms:	5
Reception Rooms:	4
Bathrooms:	3

FULL DESCRIPTION

BALLARADCLIFFE HOUSE, KIONDROGHAD ROAD, ANDREAS, IM7 3EL

Agents Comments:- A fantastic opportunity to obtain this unique extended property steeped in history , the potential with this property is limitless and for anyone looking for a forever executive family home this would be worth viewing.

Description:

Ballaradcliffe House is situated in a predominantly rural area on the north western fringe of the village of Andreas. The surrounding area is mainly agricultural and there is a residential development to the eastern aspect.

Ballaradcliffe House is a large, impressive country house south facing in its own grounds of approximately 3.5 acres in a beautiful setting with extensive views over open countryside.

It is a three storey residential building with basement accommodation, with the potential of 6 bedrooms. It was constructed in the mid to late 1800's and has subsequently been extended to the east and west wings.

There are both Georgian and Victorian influences in the original house which has recently been extended. This unfinished project offers someone a rare opportunity to create a wonderful family home entirely to their own taste.

To the ground floor there are front & rear hallways, kitchen and a further four reception rooms.

To the first floor there are currently five rooms which could be configured into a minimum of four bedrooms with bathrooms.

To the attic floor there are currently four good sized rooms (with reduced heights due to being under the eaves) which could be configured into at least two bedrooms with ensuite bathrooms.

The major renovation and build has been on-going to a very high standard of quality, workmanship and materials

and the house is connected to mains water, electricity and drainage. Under floor heating has been installed to the whole ground floor. New mahogany sash windows have been fitted throughout. The walls are waiting to be plastered and some floors need to be finished. The materials to carry out

AT A GLANCE

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INSIDE

Bedrooms:	5
Reception Rooms:	4
Bathrooms:	3
En-suite:	0
Windows:	Other
Heating:	Other
Furnished:	No

OUTSIDE

Garage:	
Front Garden:	Lawned
Rear Garden:	Lawned
Acreage:	3
Outbuildings:	Yes

WHO TO CONTACT



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Cowley Groves Ramsey

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most of these works are already in the house and will be included in the sale.

Ground floor: (all measurements are approximate)

Kitchen 4.7m x 8m (15' 5" x 26' 3") with inglenook style fireplace which could possibly house a range stove. With windows to front and rear and access to basement, front & rear hallways and western reception room.

Western Reception Room: 8m x 4.8m (26'3" x 15'9") With three windows and door out to garden.

Front Reception Room : 4.6m x 4.6m (15' x15') measured into alcove. With window and fireplace.

Rear Reception Room: 4.6m x 3.7m (15' x 13') measured into alcove. With window, fireplace and door through to –

Eastern reception Room: 8m x 4.8m (26'3" x 15'9") With four windows.

First floor:

Stairs lead up to a half landing with large window, with a second flight of stairs to the full landing. This opens out to:

Room 1. 11. 4m x 4.2m (37' 5" x 13' 9") With three sash windows and two fireplaces.

Room 2. 4.8m x 3.5m (15'9 x 11' 6") measured into the alcove. With sash window, fireplace and door through to Room 3.

Room 3. 4.8m x 4.8m (26' 3" x 15' 9") with two windows.

Room 4. 4.8m x 3.5m (15'9 x 11' 6") measured into the alcove. With sash window, fireplace and door through to Room 5.

Room 5. 4.8m x 4.8m (26' 3" x 15' 9") with two windows.

Attic level:

Stairs lead up to a half landing with huge feature window, with second flight of stairs to full landing and arched window.

There are currently four rooms, two to each side of the landing which are mirror images of each other.

Attic Room 1. 8m x 4.6m (26'3" x 15') Maximum measurements into the eaves. With two roof windows.

Attic Room 2. 8m x 4m (26'3" x 13') Maximum measurements into the

eaves. With two roof windows.

Attic Room 3. 8m x 4m (26'3" x 13') Maximum measurements into the eaves. With two roof windows.

Attic Room 4. 8m x 4.6m (26'3" x 15') Maximum measurements into the eaves. With two roof windows.

Basement: 12m x 4.2m (39'4" x 13' 9")

Stairs down to single room with window and door leading out to the side of the property. This room would lend itself to becoming a boot and utility room.

Outside:

Ballaradcliffe House stands in it's own grounds extending to approximately 1.00 acres. In addition to a large field there is a garden area and driveway in need of landscaping.

Directions

From the traffic lights on Parliament Square travel North over the 2 roundabouts and up Bowring Road and along the Andreas Road. On reaching the southern outskirts of this popular village, turn left and continue along this road through the Village. The turn right onto the Kiondroghad Road where Ballaradcliffe House can be found approximately 1/2 a mile on the left hand side.

Services

All services connected. Electricity, main drainage and water, underfloor heating.

Rates: TBC (incl. water rates)

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

Cowley Groves are open Saturday 9.00 a.m. – 4.00 p.m. and Sundays 1.00

.p.m. – 3.00 .p.m.

We look forward to being of service to you.

Cowley Groves Ramsey Team

Daniel Buxton, Trish Taylor & Diana Tarrant

GALLERY

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LOCATION

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