



Mill Bank Cottage, Glen Road, Ballaugh, IM7 5JD

Nestled on a picturesque 1/2 acre plot, this enchanting cottage offers three generously sized bedrooms all with ensuite bathrooms. Cosy lounge and a spacious kitchen diner where you can unwind and soak in the south-facing hillside views. Outside, enjoy private off-road parking for ease and a number of patio areas for entertaining. Close to shops, school and TT

course. No onward chain.

~~£495,000~~ **£475,000**

Property Overview

Property Type

Receptions

Cottage

Bedrooms

En-Suites

Property Details

Property Type	Cottage	Heating	Oil Fired Central Heating
Receptions	2		uPVC Double Glazed
Bedrooms	3	Windows	
En-Suites	3	Rear Garden	Landscaped
		Garage	Off Road Parking



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Property Description

Ground Floor

Lounge (Approx 19'11 x 12'0)

The large fireplace with stove is the central feature with a reclaimed wooden surround coming from the Queens Pier in Ramsey, either side of the fireplace are storage cupboards and shelving. There is a custom-made television unit with a small cupboard above which houses the electrical mains board. When entering from the kitchen there is a wooden staircase to your left and a wooden door with a glass pain to your right which provides access to bedroom 3, study and a further en-suite bathroom. The lounge is finished with recessed ceiling spotlights and wooden flooring.

Kitchen/Diner (Approx 15'4 x 14'0)

A large kitchen/diner with a set of uPVC double glazed doors opening on to the rear aspect. On either side of the kitchen are floor and wall mounted cupboards. There is space below the worktop for a standalone fridge and standalone freezer. Space is provided for a standalone electric oven with a four-ring hob on top. A uPVC double glazed window provides views on to the side aspect of the property. Along the same wall is a storage cupboard, a cupboard under the Belfast sink with a standalone slimline dishwasher. By the door into the lounge is a tall storage cupboard which houses the washing machine and tumble dryer. The kitchen is finished with recessed ceiling spotlights and wooden flooring.

Bedroom 2 (Approx 19'11 x 11'9)

Located off the lounge is a large double bedroom with a uPVC double glazed door opening on to the front aspect of the property. There are three uPVC double glazed window providing views on to the side aspect and a set of uPVC double glazed doors opening on to the rear aspect. In the corner next to the double doors is a log burner which is opposite the handmade sliding wooden door to the en-suite bathroom. The bedroom is finished with recessed ceiling spotlights and carpeted flooring apart from outside the en-suite bathroom where the flooring is wood.

En-suite Bathroom (Approx 6'9 x 4'10)

Accessed via a beautiful handmade sliding wooden door the bathroom has a rectangular shower with a bi-fold glass door. Within the shower area the walls are tiled white, with the end wall tiled black. The WC is on your right with the extractor fan on the wall above. To your left is the handmade sink with mixer tap and wall mounted mirror above. The bathroom is finished with recessed ceiling spotlights and wooden flooring.

Bedroom 3 (Approx 11'1 x 8'11)

Accessed from the lounge the bedroom has a uPVC double glazed window looking on to the side aspect of the property and a single glazed window looking into the lounge. The bedroom is finished with recessed ceiling spotlights and carpeted

flooring.

Study (Approx 8'11 x 7'7)

Accessed from the lounge, the room could be utilised for a number of requirements or an exercise/weights area. The room leads to bedroom 3 and the ensuite bathroom. The room is finished with recessed ceiling spotlights and wooden flooring.

En-suite Bathroom (Approx 8'11 x 3'1)

Accessed from the study space there is a white three-piece suite comprising of a WC, wall mounted sink, and a shower cubicle with a bi-fold glass door. There is a wall mounted Mira electric shower and extractor fan on the ceiling above. Shelving space is above the WC and a small uPVC double glazed window is above the sink. The bathroom is finished with recessed ceiling spotlights and wooden flooring.

1st Floor**Bedroom 1 and Bathroom (Approx 20'11 x 12'10)**

A large double bedroom with a bathroom all as one. Accessed via the wooden staircase in the lounge the bath is on your left with the sink on top of a vanity unit by the single glazed wooden window. The WC is in the left corner of the room opposite the sink. The bedroom area has a built-in double wardrobe with hanging and shelving space and a sliding mirrored door. There are two single glazed wooden windows looking out to the side aspect. The flat roof for bedroom 2 can be walked on and is accessed via the window by the WC and sink. The bedroom and bathroom area is finished with recessed ceiling spotlights and wood effect laminate flooring.

Outside

The gardens extend to approximately 1/2 acre of south facing lawn with a number of patio areas which capture different aspects together with different levels for entertaining. The gardens offer beautiful views up to the surrounding hillside. There is a timber work shop, shed and a green house in the garden with sliding doors and a concrete base. Off road parking for at least 4 vehicles.

Directions

From Parliament Square travel west along Lezayre Road continuing on that road to Ballaugh. At the Raven Hotel turn left before Ballaugh Bridge. The property can be found approximately a mile up the Glen on the right hand side easily identified by our For Sale board.

Services

Oil heating
Mains electric
Septic tank

Rates Payable: 2026 - 2027 £520.21

Offers

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

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:

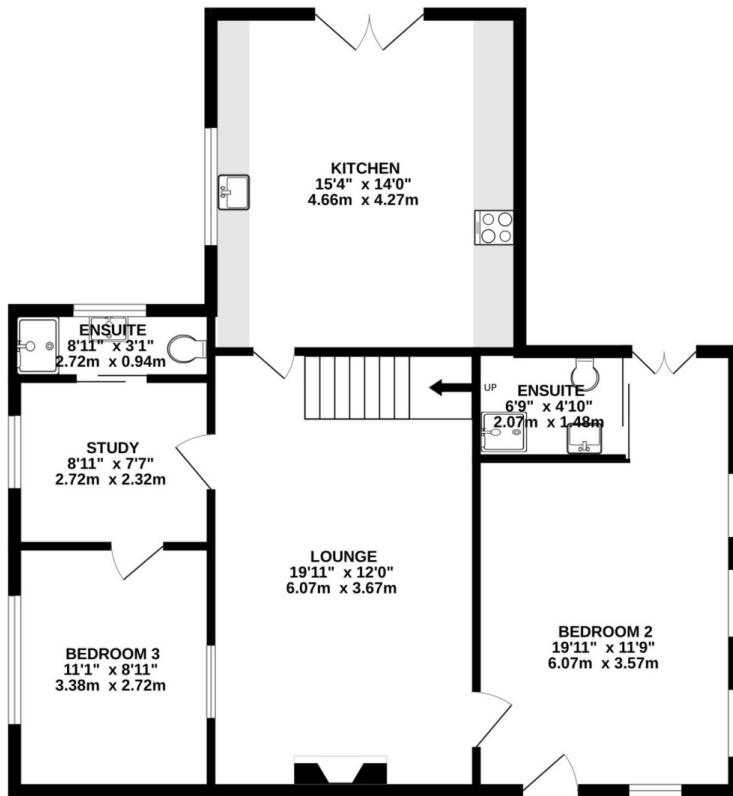
Please contact our Ramsey Office on 01624 812823 or email us on ramsey@cowleygroves.com

We look forward to being of service to you.

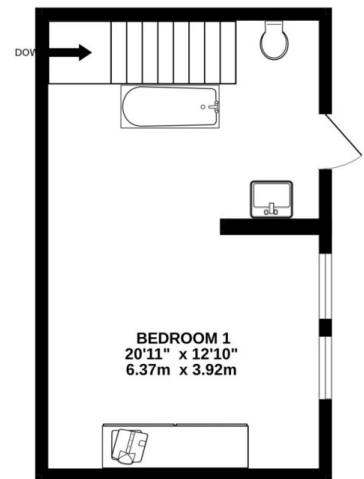




GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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