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Burnbrae Ballakilpheric, Colby, Isle Of Man, IM9 4BT

Asking Price £1,600,000

Burnbrae Ballakilpheric, Colby, Isle Of Man, IM9 4BT

- Elegant 4 bed detached country residence + additional self-contained 2 bed cottage
- Spacious accommodation arranged over three floors with flexible living spaces
- Beautiful mature gardens, extensive lawns and paddocks ideal for equestrian use
- Private elevated position with sweeping countryside and distant coastal views
- Impressive reception rooms including sitting room and L-shaped dining room
- Set within approximately five acres of gardens, ponds and paddocks
- Principal suite with dressing area, en-suite and stunning outlook

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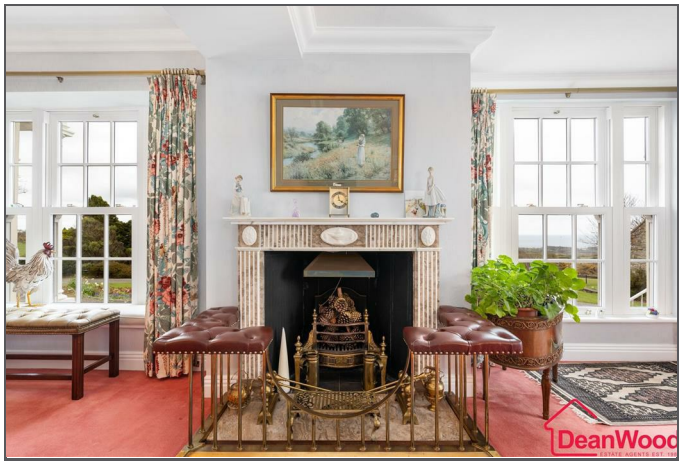
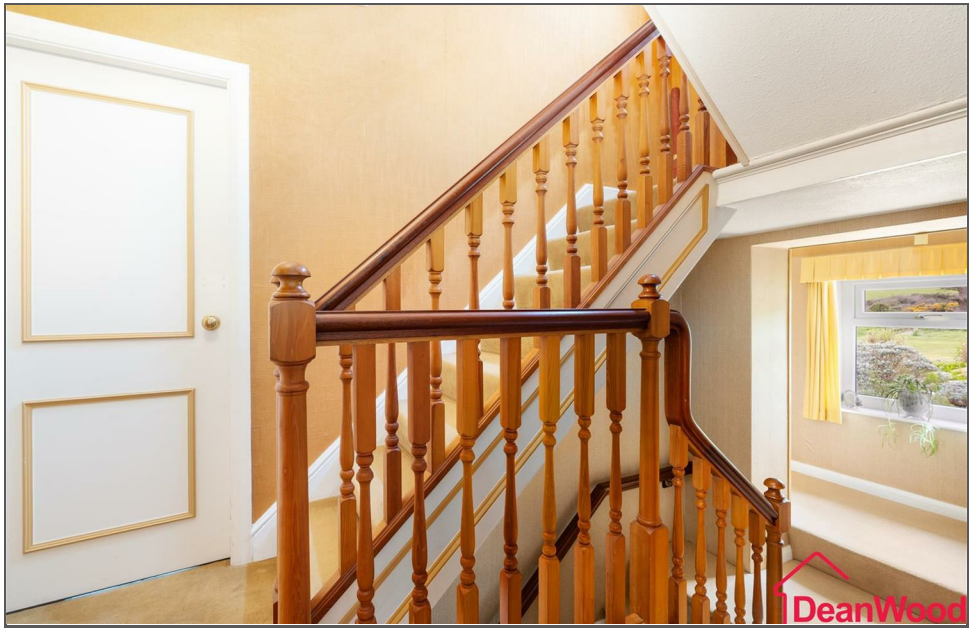
Burnbrae, Ballakilpheric Road, Colby is an elegant detached country residence occupying a private elevated position with magnificent rural views stretching across rolling countryside to the distant southern coastline. Set in around five acres, the property includes the main house together with a detached two bedroom cottage, making it an exceptional opportunity for those seeking a substantial family home with guest accommodation, multi-generational living or potential ancillary use.

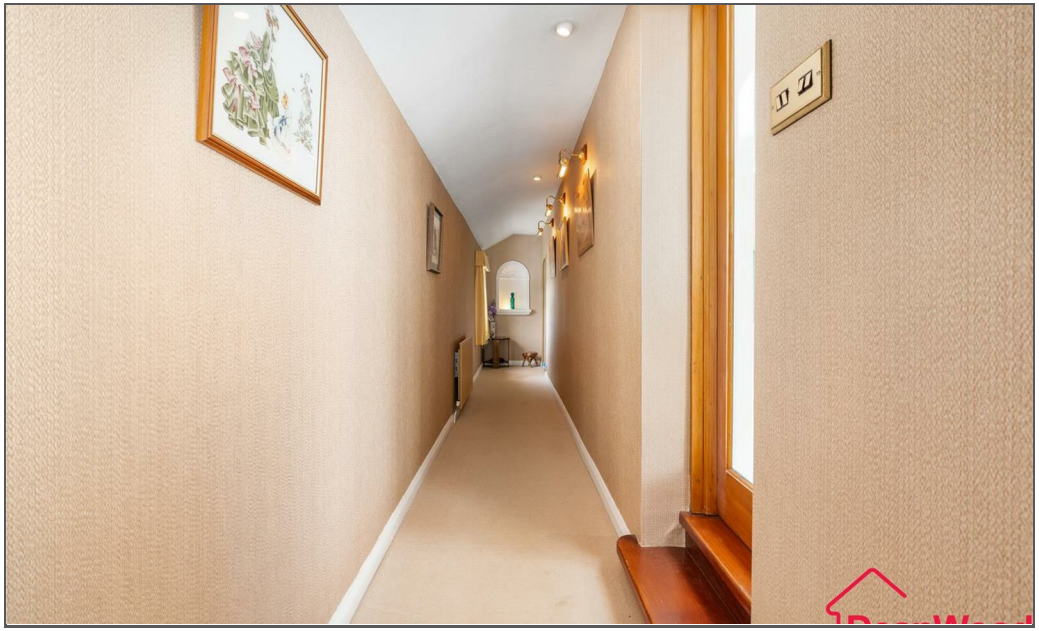
Approached by a sweeping tarmac driveway, Burnbrae immediately impresses with its mature grounds, formal lawn, pond, rose garden and fountain, all combining to create a wonderfully peaceful setting. The gardens are beautifully established with an abundance of flowers, trees and shrubs, and in spring are filled with colour as bulbs come into bloom. A second pond, bordered by mature trees, offers a particularly tranquil retreat, while the rear of the property enjoys a large lawn, patio garden, greenhouses and garden sheds. Beyond this are paddocks which may suit those with equestrian interests.

The main house offers spacious and flexible accommodation arranged over three floors. The ground floor includes a welcoming entrance hall, cloakroom, impressive sitting room, light and airy L-shaped dining room, breakfast kitchen, utility room and a handsome home office. On the first floor, the principal bedroom enjoys superb views and benefits from a dressing area and en-suite. There are two further double bedrooms on this level, one with en-suite facilities and access to the large sun room and balcony, together with a family bathroom. The second floor provides a further double bedroom and a study.

The detached cottage is a valuable addition to the property and comprises an entrance hall, sitting room, dining kitchen, two bedrooms and family bathroom, together with an integral garage. The grounds extend to approximately five acres in total, offering a wonderful landscaped gardens and Paddock.







TOTAL FLOOR AREA : 4147 sq.ft. (385.3 sq.m.) approx.

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DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF
T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ
T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

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