



Ballachloan House, Glen Roy, Lonan, IM4 7QD

Charming 4 bed detached home set within approx. 30 acres in a peaceful rural setting. The property features 2 large barns, attractive woodland & a picturesque stream, offering the perfect blend of countryside living & convenience, just 20 minutes from Douglas & 5 minutes from Laxey.

£950,000

Property Overview

Property Type	Detached
Receptions	2
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	2	Heating	Oil Fired Central Heating
Bedrooms	4		uPVC Double Glazed
Bathrooms	1	Windows	
En-Suites	1	Front Garden	Lawned
		Rear Garden	Lawned
		Garage	Driveway
		Outside Space	2 Barns
		Acreage	Approx. 30 Acres



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Property Description

Ballachuan House was constructed in 1993/1994 to a high standard of construction including cavity walls. The property sits in a beautiful quiet rural location on an approx. 30 acre plot including 2 large barns. The 30 acres are mostly made up of fields, which would be suitable for equestrian purposes, and are particularly eye catching in spring when covered in bluebells. There is also a woodland and picturesque stream, which includes The Nikkesen Pool legend, more information on which can be found by following this link - <https://asmanxasthehills.com/the-nikkesens-pool-lonan-isle-of-man/>

Accommodation

Ground Floor

- Entrance Porch (approx. 5'1 x 4'4)
- Entrance Hallway (approx. 17'0 x 6'2)
- Living Room (approx. 22'10 x 13'11)
- Kitchen/Diner (approx. 22'10 x 13'4)
- Downstairs W.C. (approx. 6'1 x 5'5)

First Floor

- Landing (approx. 15'3 x 6'2)
- Bedroom 1 (approx. 13'11 x 11'10)
- En-Suite Shower Room (approx. 10'7 x 5'5)
- Bedroom 2 (approx. 13'4 x 11'10)
- Bedroom 3 (approx. 13'4 x 10'7)
- Bedroom 4 (approx. 10'7 x 8'6)
- Family Bathroom (approx. 7'0 x 6'2)

Outside

To the front of the property there is a lawned garden with multiple mature shrubs, a raised decked area and a footpath with steps leading up to the front door. There is a large driveway (new as of approximately 2 years ago) which provides plenty of

parking to the front and side of the property.

Ballachuan House is set within approx. 30 acres in a peaceful rural setting, including an attractive woodland and a picturesque stream.

Attached Double Garage (approx. 17'10 x 16'2)

Fitted with a white garage door to the rear aspect and a door providing access to the front garden.

Barn 1 (approx. 40'0 x 18'1): Electric and water connected.

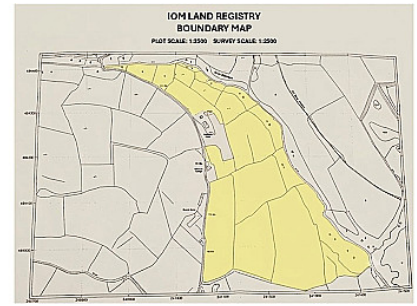
Barn 2 (approx. 60'0 x 18'0): Electric and water connected.

Services

Septic tank sewerage. Oil fired central heating, supplemented by wood burners in the kitchen/living room which heat the water and radiators. uPVC double glazed throughout.

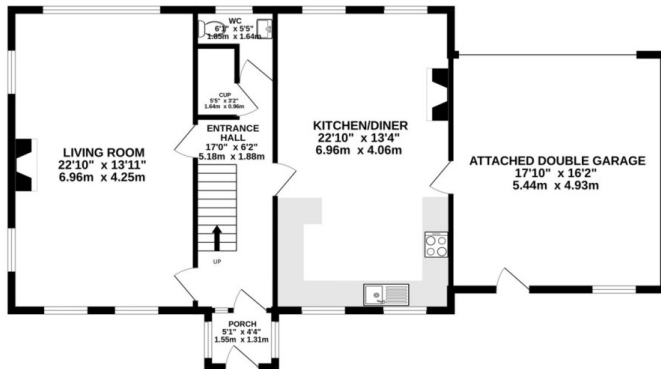
Directions

Travelling from Hillberry towards the mountain, turn right at the Creg Ny Baa onto the Creg Ny Baa Back Road. Continue for 1.8 miles, and where the road bears right and becomes the Begoade Road, instead continue straight ahead/turn left onto Ballacollister Road. Turn left after a short distance onto the road which is signposted 'Glen Roy'. Continue on this country road for 1.1 miles, where Ballachuan House can be found on the right hand side, clearly identified by our For Sale board.

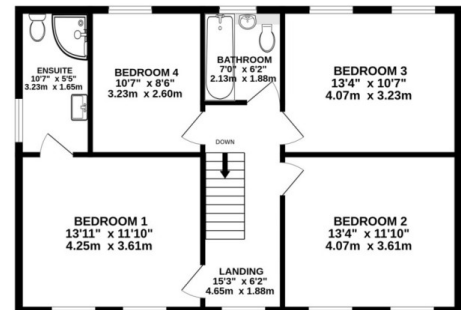




GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.

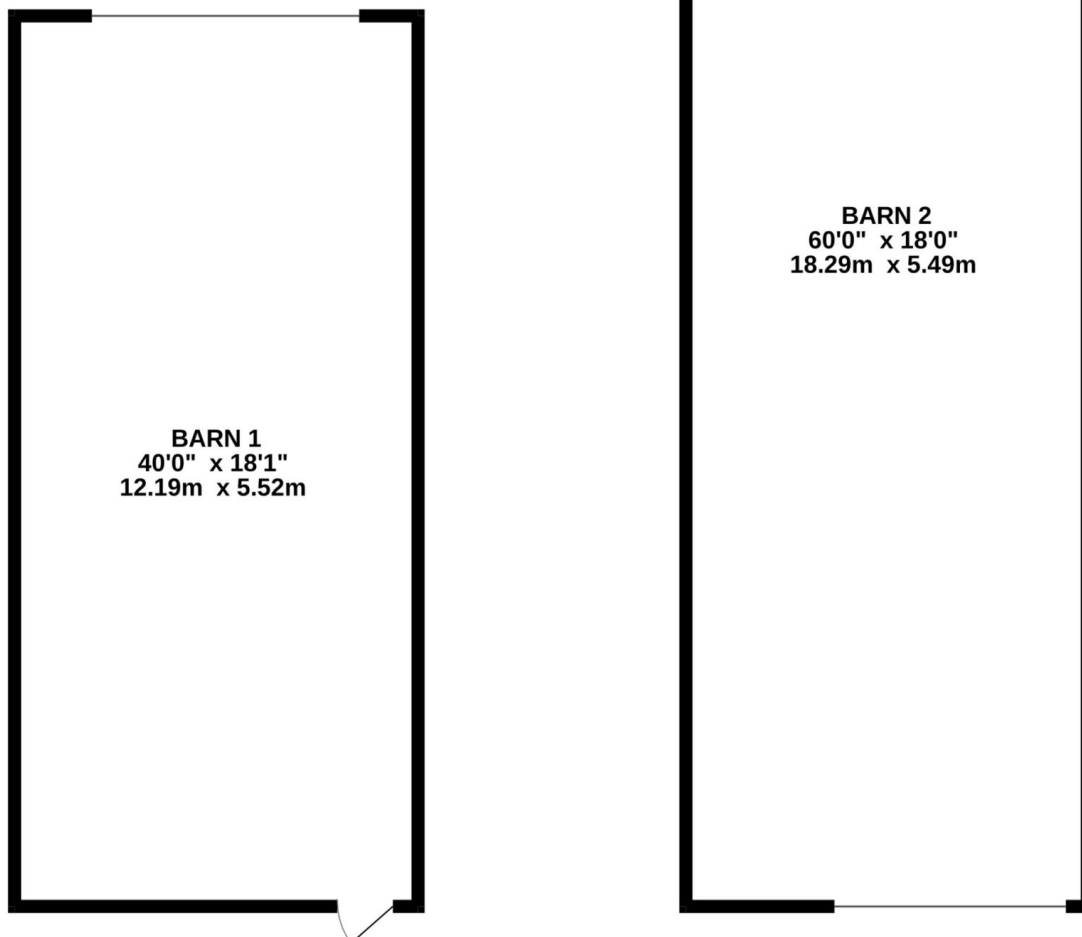


TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

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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GROUND FLOOR
1805 sq.ft. (167.7 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 sq.m.) approx.

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