



Tholton set in approximately 1.75 acres,
Ballavagher Road, St Johns

Asking Price £195,000

A rare opportunity to acquire a traditional Manx Tholtan set within a generous plot of 0.25 of an acre together with approximately 1.5 acres of adjoining agricultural land in the sought-after rural location of St Johns. The property is positioned on Ballavagher Road, enjoying a pleasant rural setting whilst remaining within easy reach of St Johns and the Island's central road network. The property benefits from planning consent for the conversion and extension of the existing cottage to create a dwelling, offering purchasers the chance to complete and personalise an attractive countryside home in a peaceful setting. Foundations have been laid and partial construction undertaken in accordance with previous approvals. Planning consents 03/00123/B and 06/01116/B apply, purchasers should make their own enquiries. Additional adjoining land may be available by separate negotiation, subject to agreement.

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LOCATION

The property is located on the outskirts of the village of St John's which provides a range of amenities.

DIRECTIONS

Travelling West on the A24 road from the Braaid roundabout to Foxdale, turn right towards Archallagan Plantation and continue along Archallagan/Ballavagher Road for approximately 1.1 miles and the property can be found on the right-hand side of the road.

VIEWING

Viewings are unaccompanied and at your leisure. Please take a copy of the sales details with you when viewing. Proceed on foot only with no dogs and ensure all gates remain securely closed. Viewing is entirely at your own risk.

SERVICES

Mains water, electricity and draining to be connected.

TENURE

Freehold with vacant possession upon completion.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

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Since 1854



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