



ASKING PRICE

£899,000

THE DETAILS



4



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Garey Beg

Upper Ballastroan, Colby

£899,000

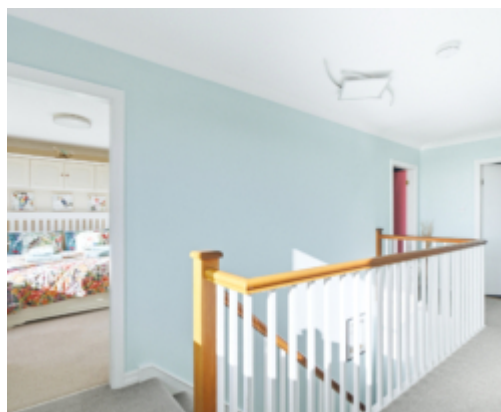
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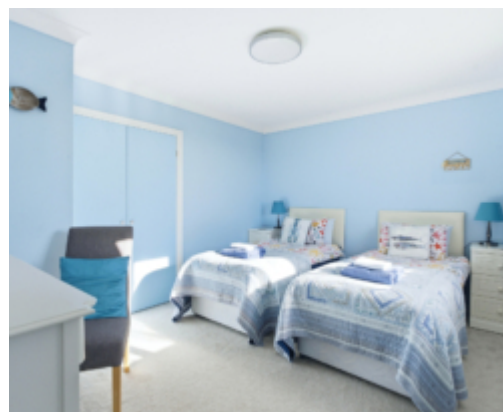
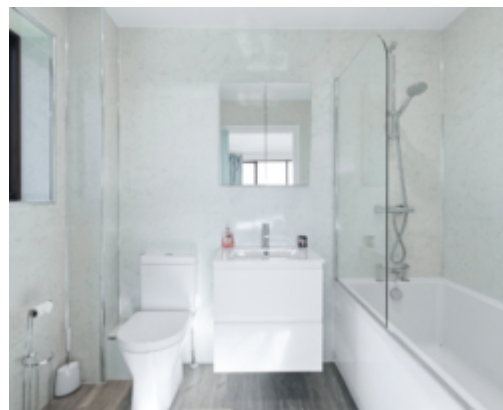
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Garey Beg, Upper Ballastroan, Colby



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THE DESCRIPTION

- Impressive executive detached house
- Spacious accommodation extending to approximately. 2,400 sq.ft
- 4 Reception Rooms comprising Lounge, Dining Room, Sunroom and Study
- Modern kitchen/breakfast room
- Separate utility room and ground-floor WC
- Spacious entrance hall and vestibule entrance
- 4 generous double bedrooms, all with fitted double wardrobes
- Principal bedroom with en-suite bathroom, Separate family shower room
- Good-sized double garage
- Beautifully maintained grounds and gardens extending to approximately 0.5 acres
- Recently installed, generous south-facing patio area to the front, ideal for outdoor entertaining
- Ample off-street parking for three to four vehicles
- Oil-fired central heating, Double glazing throughout
- Maintained to an exceptional standard by the current vendors
- Within walking distance of Colby's local amenities and bus routes
- Short distance from the local primary school
- Convenient access to King William's College, Ronaldsway Airport, Castletown and Port Erin

THE PROPERTY

BGC are delighted to offer Gary Beg to the market, a stunning detached executive residence occupying a particularly private position at the end of a highly sought-after cul-de-sac in Colby. Set within substantial, beautifully landscaped gardens which extend to just over half an acre, this impressive family home offers generous and versatile accommodation, exceptional privacy and attractive rural and coastal views.

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The property is approached via a private driveway providing off-street parking for three to four vehicles. A spacious vestibule entrance leads into the welcoming entrance hall, featuring a turning staircase to the first floor and a large built-in cloak cupboard. The impressive triple-aspect lounge extends from the front to the rear of the property, with a double-glazed bay window overlooking the front gardens and south-facing patio, additional side windows, a feature fireplace and sliding patio doors opening onto the rear garden. Also accessed from the entrance hall is a separate study or home office, ideally positioned to the front of the property, together with a generous dining room which connects directly to the kitchen/breakfast room and sunroom. The bright and inviting sunroom features two Velux roof windows, modern recessed lighting, uPVC double glazing and French patio doors opening onto the gardens. It enjoys delightful views across the grounds towards the greenhouse, a secluded secret garden and the adjoining agricultural fields beyond. The spacious kitchen/breakfast room is fitted with contemporary matt white and blue wall and base units, laminate work surfaces and a range of integrated appliances, including a double oven, ceramic hob and dishwasher. An under-counter fridge and freezer are also provided, while a substantial raised breakfast bar offers seating. A separate utility room provides matching storage units, a stainless-steel sink and drainer, laundry appliance connections and access to the side garden and driveway. A ground-floor WC and integral double garage complete the ground-floor accommodation.

To the first floor, a generous, almost galleried landing benefits from a large picture window and a substantial walk-in airing cupboard. There are four excellent-sized double bedrooms, all with fitted double wardrobes. The principal bedroom enjoys beautiful views across the front gardens and out to sea towards Langness, together with a recently modernised en-suite bathroom. The second bedroom is also positioned to the front, while bedrooms three and four overlook the rear gardens and adjoining agricultural fields. The family shower room has been modernised by the current vendors and features fully tiled walls, a walk-in, wet-room-style shower with overhead rainfall shower, vanity storage, WC and heated towel rail.

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Externally, the gardens are undoubtedly one of the property's most impressive features. Extending around the house, the grounds have been thoughtfully landscaped over a number of years and are predominantly laid to lawn, with mature trees, established shrubs, attractive borders and an array of fruit trees. The rear garden offers a secluded secret garden accessed through a timber archway, a large greenhouse and an additional patio area. The lawns extend along both sides of the property, connecting the rear grounds with the mature front gardens. Steps lead to a recently installed, substantial south-facing summer patio, finished with sandstone paving and dwarf walls. This excellent outdoor entertaining space provides the perfect setting for enjoying the sunshine and warmer summer evenings.

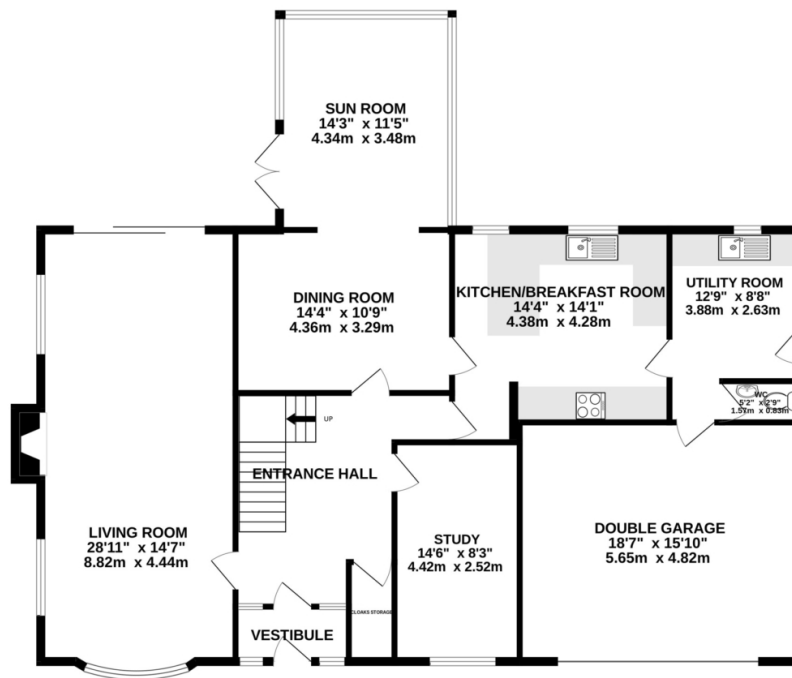
Situated within easy walking distance of Colby Glen, local amenities and bus routes, the property is also conveniently located approximately five to ten minutes by car from Ronaldsway Airport and King William's College, with easy access to Douglas and the south of the island.

Combining spacious family accommodation, beautifully maintained gardens, exceptional privacy and far-reaching rural and coastal views, Gary Beg presents a rare opportunity to acquire an impressive executive home in a highly desirable Colby location.

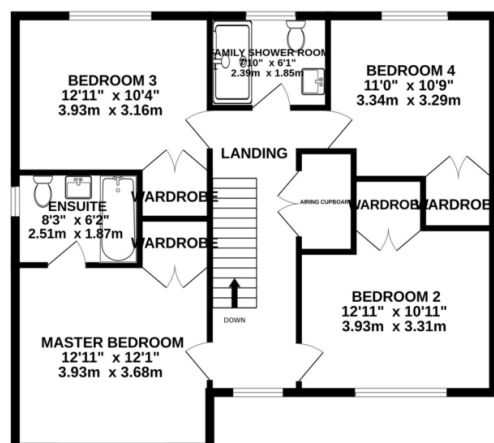
An internal and external inspection is highly recommended to fully appreciate all that this exceptional property has to offer. Please contact BGC to arrange a viewing.

FLOORPLAN

GROUND FLOOR
1600 sq.ft. (148.6 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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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PROPERTY DETAILS FOR

Garey Beg, Upper Ballastrooan, Colby

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