



**“The Old Smithy”
Ballaugh
£375,000**



Detached Manx Cottage, Extended with Potential for Two Generation Living or Holiday Cottage Conversion, Situated on a Corner Plot, Lovely Rural Location, Walking Distance to Ballaugh Beach.

Accommodation Comprises:-

Porch, Utility Room/Cloakroom,

Modern Fitted Kitchen with Breakfast Bar,

Large Lounge/Diner with Stairs to First floor,

Snug leading to Sun Room,

Games Room with Attic Storage Above (Could Be converted to Guest Accommodation or Annex, Subject to Relevant Planning Permission)

Three Double Bedrooms, (Master En-suite) and Family Bathroom.

Large Rear Garden, Hot Tub, Patio Area,

Parking for Several Vehicles,

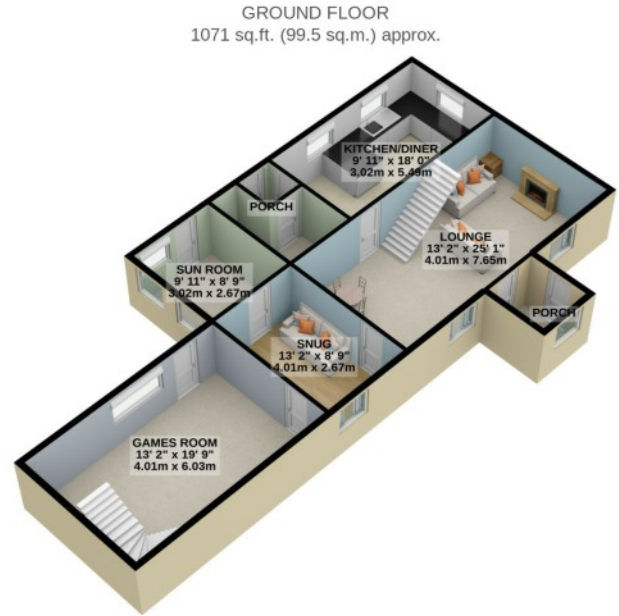
Gas Fired Central Heating, Double Glazed.

Directions: Leave Ramsey via Lezayre Road and continue south to Ballaugh. On entering the village turn right into Station Road just before the bridge. Travel past the school and continue straight ahead towards the Cronk. The property can be found on the right hand side after the church with the wonky pillars, clearly identified by our 'For Sale' board.

Rateable value: £ **Rates payable:** £ (Inc Water Rates)

Inclusions: to be confirmed

Services: Mains Water and Electric Services Connected



1ST FLOOR
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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