



**Thie Carr  
Main Road  
Ballaugh**

**£325,000**



**Delightful True Manx Cottage Circa 1850 with Lovely Rear Garden,  
situated in the Heart of Ballaugh Village,  
close to Local Shop, Pub and Primary School.**

**Accommodation Comprises:-**

**Hall, Lounge with Multi Fuel Stove, Dining Room,  
Fitted Kitchen with Range, Utility Room/WC, Rear Porch,  
Three Double Bedrooms, One Single/Study,  
Family Bathroom. Basement Storage.  
Oil Fired Central Heating, uPVC Double Glazed  
Generous Rear Garden with Mature Shrubs and  
Fantastic Rural Views.**

**‘Deceptively Spacious Property’**

**Directions:** proceed from Parliament Square leave Ramsey via Lezayre Road. On entering Ballaugh village the property will be found on the left, immediately before the Raven public house.

**Rateable Value: £72.00**

**Rates Payable: £522.00 (Inc. Water Rates)**

**Tenure: Freehold**



**GROUND FLOOR**  
506 sq.ft. (47.0 sq.m.) approx.



**1ST FLOOR**  
465 sq.ft. (43.2 sq.m.) approx.



**TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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