



**Ballacottier Cottages,  
Andreas Road,  
Andreas, IM7 4EP**

**£695,000**



**A Unique Period Property with Modern Extension,  
Nestled in a Lovely Rural Location, Situated in approx Half an Acre with  
a Possibility to Purchase Additional Land.**

**The Property has Endless Potential and Could be Converted into One  
Large Dwelling.**

**Accommodation Comprises:-**

**Gated Entrance, Ample Parking,**

**Main House:** Lounge with Vaulted Ceiling, Log Burner and Double  
Doors to Rear Patio/Garden, Spacious Kitchen/Diner, Two Double  
Bedrooms, Family Bathroom, Juliet Balcony Overlooking Lounge,

**Cottage One:** Lounge, Kitchen, Dining Room/Bedroom Three &  
Conservatory, Two Bedrooms, Two En-suite, Family Bathroom.

**Cottage Two:** Lounge/Kitchen Diner, Bedroom, Shower Room.

**Garage, Summer House, Garden Sheds,**

**Beautiful Gardens Well Stocked with Mature Shrubs & Trees.**



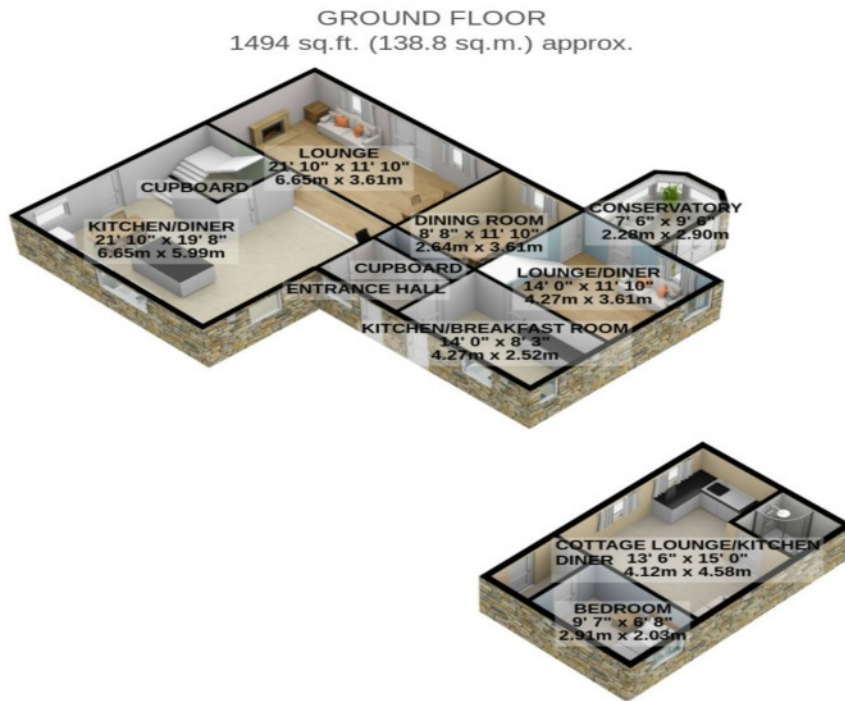


**Directions:** Proceed north towards Ramsey Cottage Hospital, continue straight ahead onto the Andreas Road, upon reaching the village, turn right after the converted chapel down a short country lane and the property can be found on the left hand side.

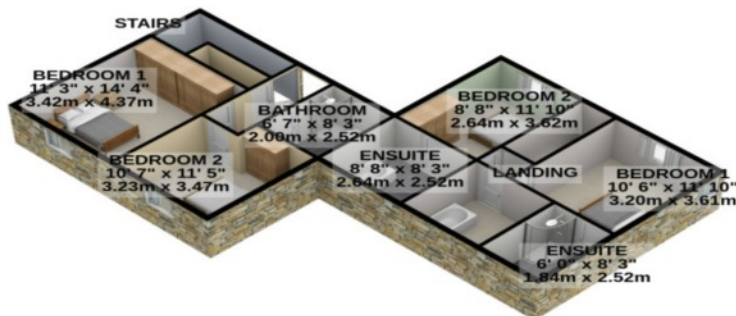
**Rates Payable:** £1090.00 (Inc. Water Rates)

**Tenure:** Freehold

**Services:** Mains Water, Oil and Electric Services Connected



**1ST FLOOR**  
885 sq.ft. (82.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2380 sq.ft. (221.1 sq.m.) approx.**

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.