



Ballafreer Cottage Ballafreer Lane, Union Mills, Isle of Man, IM4
4ES

Asking Price £2,500,000

- Imposing detached family home in sought-after Union Mills location
- Three principal reception rooms plus large conservatory and study
- Large gymnasium, home office and integral double garage
- Approximately 3½ acres of beautifully maintained gardens and grounds
- Superb open-plan living kitchen overlooking the gardens and countryside
- Six generous bedrooms with four benefiting from en-suite facilities
- Principal suite with luxurious bathroom and walk-in dressing room



Ballafreer is an imposing detached family home occupying a highly sought-after rural position in Union Mills, surrounded by approximately 3½ acres of beautifully maintained gardens and grounds with stunning panoramic countryside and hill views.

The impressive accommodation begins with an elegant reception hall leading to three principal reception rooms. The spacious drawing room features an open fireplace and connects to a large conservatory enjoying wonderful views across the grounds. A separate dining room, family room and generous study/snug provide exceptional flexibility for family living and entertaining.

At the heart of the home is a superb open-plan living kitchen, fitted with an extensive range of solid oak units, granite worktops and quality integrated appliances. French doors open directly onto the patio and gardens, while a separate utility room provides further practical space.

The first floor features an outstanding principal bedroom suite with uninterrupted rural views, a large walk-in dressing room and luxurious en-suite bathroom. Three further bedrooms, two en-suite, and a family bathroom complete this level.

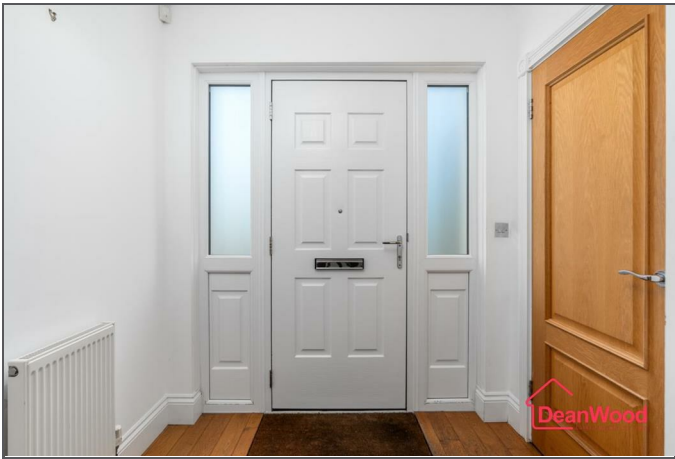
The second floor provides two additional double bedrooms, one en-suite, together with a large gymnasium and separate home office.

Externally, Ballafreer is approached through extensive grounds comprising beautifully tended lawns, mature planting, patio areas and a small paddock. An integral double garage and generous driveway provide excellent parking.

A substantial and exceptionally versatile family home combining privacy and countryside living with convenient access to Douglas and surrounding amenities.







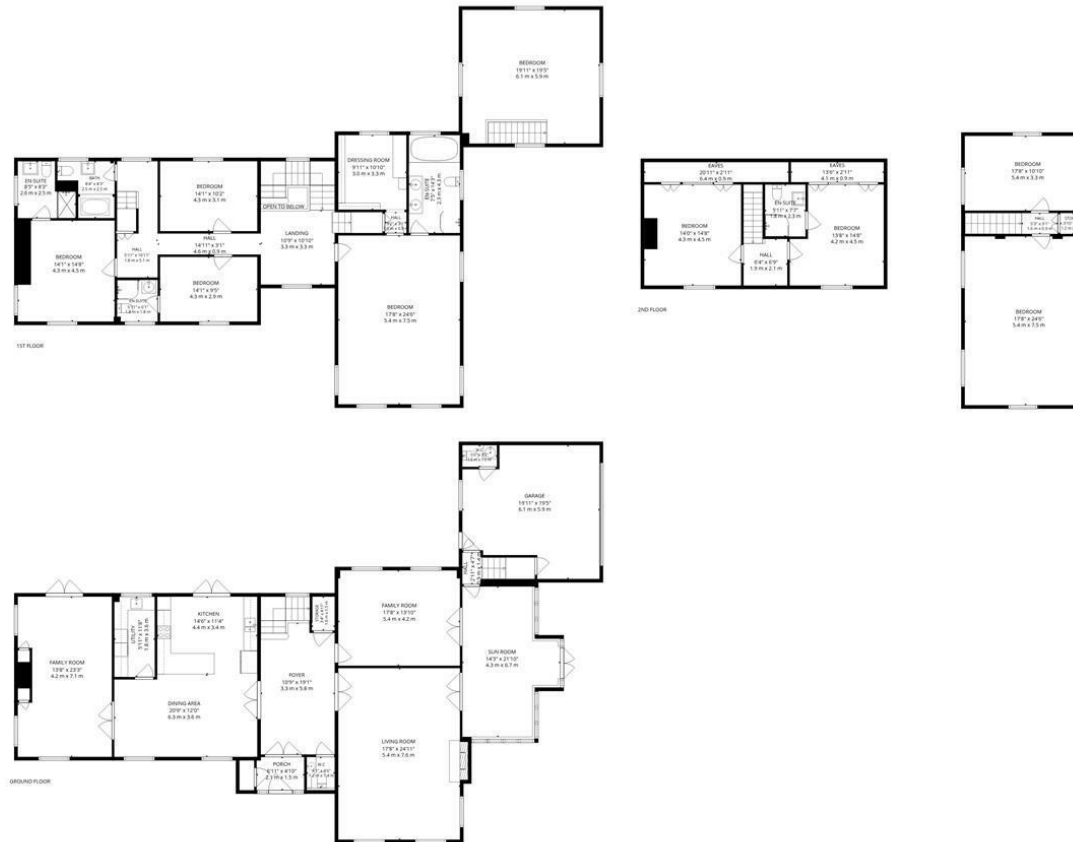






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Total: 5050 sq. Ft, 469 m2

Ground Floor: 2006 sq. Ft, 186 M2, 1st Floor: 2084 sq. Ft, 194 M2, 2nd Floor: 960 sq. Ft, 89 m2
Excluded Areas: Porch: 34 sq. Ft, 3 M2, Utility: 69 sq. Ft, 6 M2, Storage: 16 sq. Ft, 2 M2,
Low Ceiling: 288 sq. Ft, 26 M2, Garage: 328 sq. Ft, 31 M2, Half Bath: 16 sq. Ft, 1 M2,
Open To Below: 12 sq. Ft, 1 M2, Eaves: 101 sq. Ft, 10 M2, Walls: 414 sq. Ft, 38 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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