



Upper Ballayack Earystane, Colby, Isle of Man, IM9 4HN  
Asking Price £1,995,000

- Immaculately Renovated Detached Home Set Within Approximately Three Acres
- Self-Contained Two-Bedroom Annex Apartment Above Integral Double Garage
- Stunning Open-Plan Living, Kitchen And Dining Room With Brand New Kitchen
- Large Integral Swimming Pool Requiring Refurbishment And Extensive Outbuildings
- Three Double Bedrooms Plus Potential For An Additional Attic Bedroom
- Solar Panels And Air Source Heat Pump Provide Modern Efficient Living



This immaculately renovated detached home offers an exceptional combination of space, privacy and modern living, set within approximately three acres of beautifully enclosed grounds. Originally constructed in 1811 as a traditional cottage, the property has undergone an impressive transformation into a substantial and highly versatile family home. Enjoying excellent privacy, the property also benefits from distant sea views and far-reaching outlooks across the surrounding countryside.

The main residence provides four superb reception spaces, centred around an outstanding open-plan living, kitchen and dining room. The brand-new kitchen is beautifully appointed and ideal for both family life and entertaining. A large utility room provides valuable additional space, alongside two further reception areas offering comfortable spaces to relax.

There are three generous double bedrooms, including a superb principal bedroom with en-suite facilities, together with two further family bathrooms. The attic room offers an exciting opportunity to be utilised as an additional bedroom or living space, with dual-aspect views extending across the south of the Island and towards the Manx hills.

A particularly valuable feature is the self-contained two-bedroom annex apartment above the integral double garage. This includes two double bedrooms, a guest bathroom and an open-plan kitchen, sitting and dining area, making it ideal for extended family, guests or additional accommodation.

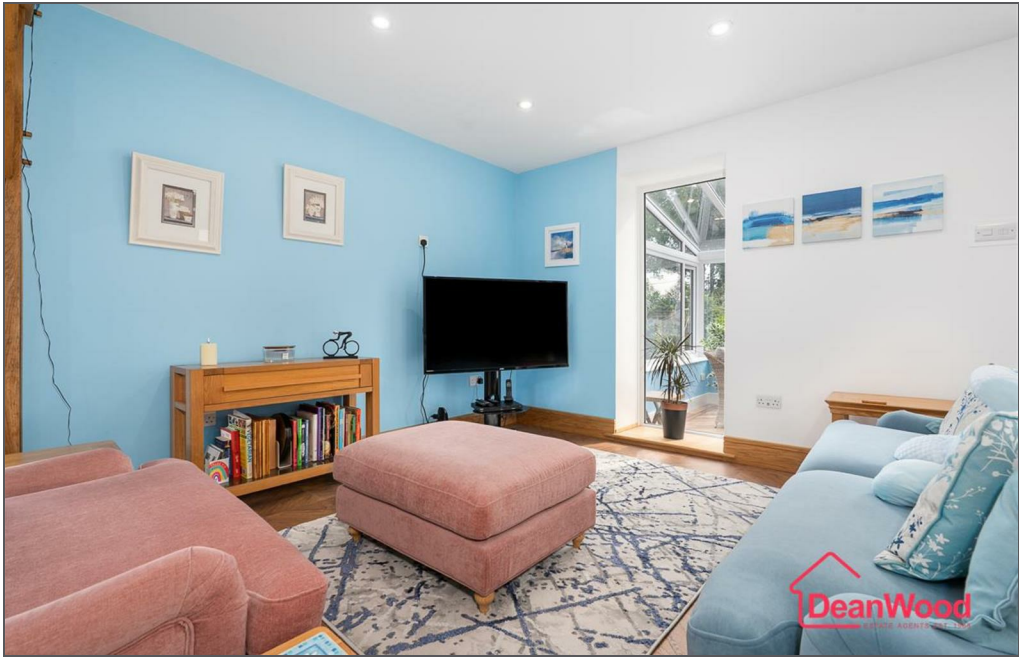
The property also benefits from a large integral swimming pool requiring refurbishment, offering excellent potential to create an impressive leisure facility. Extensive outbuildings provide generous storage and workspace, with potential for conversion into further garaging if required.

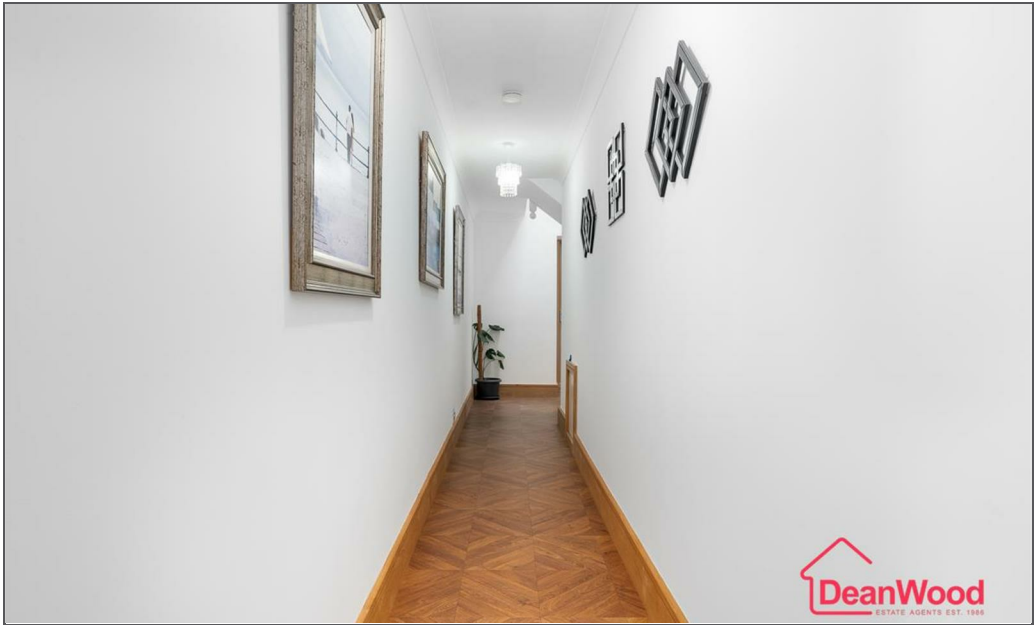
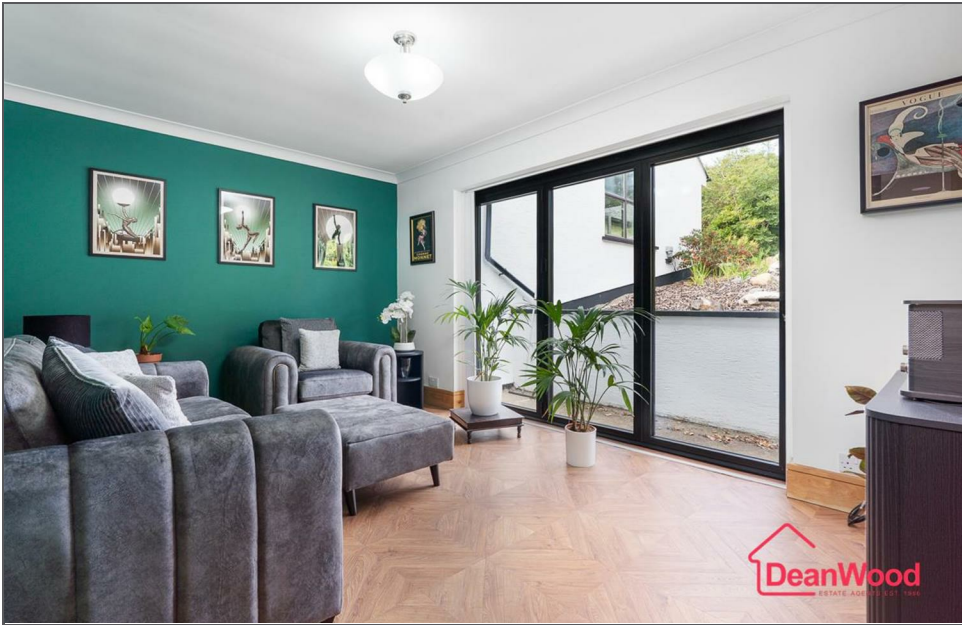
Externally, the gated three-acre plot is fully enclosed by mature hedgerows, providing excellent privacy and security. Modern technology includes a full bank of solar panels and an air source heat pump for heating.

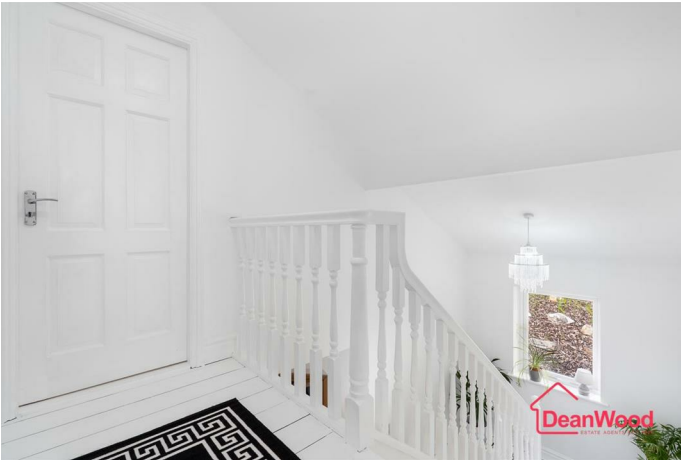




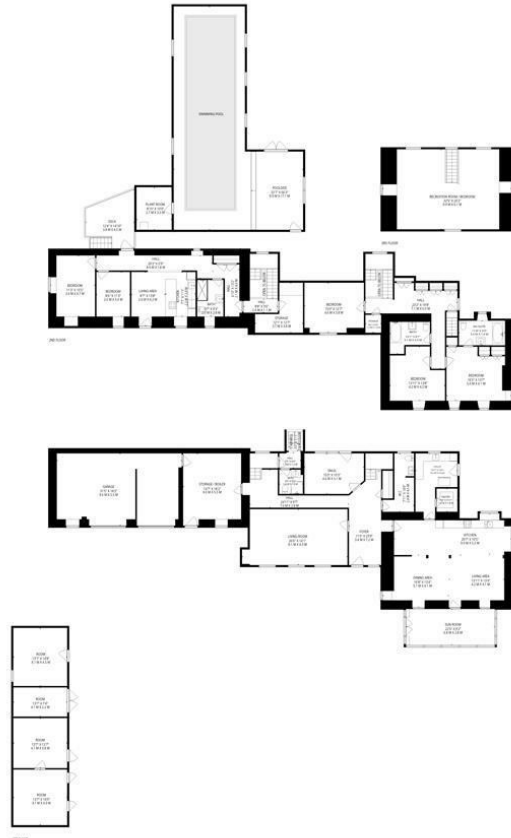












**Total: 5641 sq. Ft, 523 m2**

1st Floor: 2114 sq. Ft, 196 M2, 2nd Floor: 2908 sq. Ft, 270 M2, 3rd Floor: 619 sq. Ft, 57 m2  
Excluded Areas: Room: 673 sq. Ft, 62 M2, Garage: 623 sq. Ft, 58 M2, Storage / Boiler: 277 sq. Ft, 26 M2,  
Utility: 126 sq. Ft, 12 M2, Stairwell: 20 sq. Ft, 2 M2, Low Ceiling: 54 sq. Ft, 6 M2,  
Storage: 96 sq. Ft, 9 M2, Plant Room: 95 sq. Ft, 9 M2, Deck: 150 sq. Ft, 14 M2,  
Open To Below: 40 sq. Ft, 4 M2, Recreation Room / Bedroom: 35 sq. Ft, 3 M2, Walls: 565 sq. Ft, 53 m2

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



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