



ASKING PRICE

£895,000

THE DETAILS



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Thie Ollee

Bollyn Road, Ballaugh

£895,000

call in today or visit www.blackgracecowley.com for more details

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THE DESCRIPTION

- Contemporary Barn Conversion
- Rural location with 3/4 acre of Field
- Open plan Kitchen, Dining, Family Room
- Large lounge, Study, Utility room, WC
- 4 Double Bedrooms, all en-suite
- Summerhouse with wood burning stove and patio
- Secure and private garden, off-road parking
- Air-source Heat Pump, Under Floor Heating throughout
- Viewings highly recommended
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring Thie Ollee to the market, an exceptional barn conversion offering stylish contemporary living in a picturesque rural setting. Nestled just off Bollyn Road in the charming village of Ballaugh, this stunning home combines character, space, and modern comfort. The village centre is only a short drive away, providing convenient access to a local shop, primary school, pub, and regular bus service. The bus service picks up children for the QEII High School in Peel and Ramsey Grammar School only a few minutes walk from the property. Upon entering through the welcoming porch, you'll find a study, utility room and plant room, and separate WC. An attractive oak staircase leads to the first floor, while the heart of the home unfolds ahead. The principal living space is truly impressive, a vast open-plan area seamlessly connecting the kitchen, dining, and family rooms. Designed with both everyday living and entertaining in mind, this light-filled space features bi-fold doors opening onto the patio and garden. The contemporary German made kitchen is beautifully appointed with a central island, a range of fitted base and wall units, integrated appliances, contrasting sink, Quooker tap and Quartz work surfaces. Large windows frame attractive garden views and flood the room with natural light. Leading from the dining and family area through double doors is a spacious lounge, complete with a modern cylindrical wood-burning stove and further bi-fold doors that provide direct access to the patio and gardens.

The luxurious principal suite is positioned at the end of the hallway, creating a peaceful retreat. Filled with natural light, it benefits from built-in wardrobes and an elegant en-suite featuring a bath, double shower, WC, and twin wash basins set within a floating vanity unit. A generous guest bedroom with its own en-suite is also located on the ground floor. The first floor offers two further spacious double bedrooms, each with built-in wardrobes and contemporary en-suite shower rooms. Both rooms enjoy pleasant garden views and a bright, airy atmosphere.



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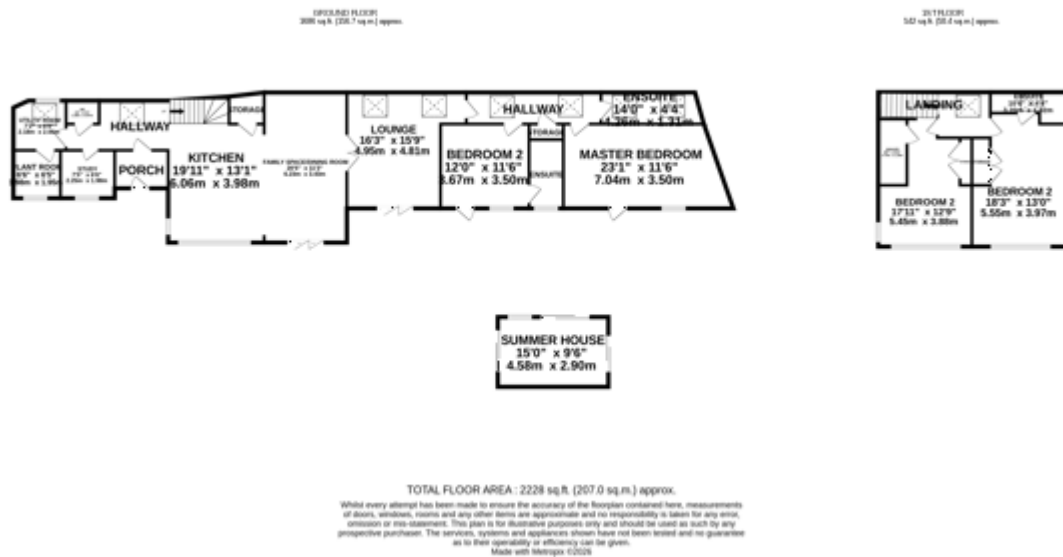
Externally, the property continues to impress. The secure and private garden features paved patio areas ideal for outdoor dining and relaxation. A bespoke triple-glazed summer house, complete with a wood-burning stove, creates a superb year-round entertaining space. Beyond, over a charming stream leads to an additional $\frac{3}{4}$ -acre Field, offering further outdoor space and potential (field no. 220209). A gravelled driveway to the side of the barn provides ample off-road parking for five to six vehicles, while a substantial timber shed with electricity offers excellent storage or workshop space.

Further benefits include underfloor heating throughout, an air-source heat pump supplemented by an oil-fired boiler, and private BioDisc drainage. This is an exceptional home and viewings are highly recommended. No onward chain.

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FLOORPLAN





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