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Cronk Urleigh, Douglas Road, Kirk Michael, IM6 1AU
Asking Price £995,000

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Cronk Urleigh is a handsome country house nestling in beautifully landscaped sheltered gardens extending to 11.6 acres. Offering a high degree of privacy and set well back from the road, this period home of character dates back to 1750. It was also the original site for Tynwald until 1422 as well as the home to Major Charles Crgan who died from his wounds in the Napoleonic wars, his father was the Bishop of Sodor and Man between 1784 to 1813. The property could best be described as a mini country estate, offering a delightful 3/4 bedroom principal house with three reception areas and sunroom. There is an ensuite shower room, family bathroom and ground floor cloaks/wc. There is an impressive guest holiday cottage providing 2 bedrooms, ensuite shower room and separate bathroom, lounge and dining kitchen. This property is currently run as a successful holiday business and is available by separate negotiation for £375,000 to the new owner. The magnificent surrounding gardens offers a lifestyle back to the good life, with sweeping lawns, ponds, paddock, orchard, copse all approached along an avenue of mature beech trees.



LOCATION

From St Johns traffic lights head north on the A3 towards Kirk Michael. The property is located on the right hand side, a short distance before entering Kirk Michael village.

ENTRANCE HALL

14' 1" x 9' 10" (4.3m x 3m)

Entrance door. Oak floor. Period style fire surround. Gable window. Radiator.

RECEPTION HALL

14' 9" x 14' 5" (4.5m x 4.4m)

Log burner on tiled hearth. 3 uPVC double glazed windows. Coved ceiling.

LOUNGE

21' 0" x 14' 1" (6.4m x 4.3m)

Dual aspect room. 3 windows. Period style fire surround with log burner. Coved ceiling. Radiator.

KITCHEN

19' 4" x 13' 9" (5.9m x 4.2m)

Cream coloured Shaker style base and wall units. Log burner on raised hearth. Radiator. 2 windows. Quarry tiled floor. Electric oven, hob and extractor hood. Belfast sink. Plumbed for dishwasher. Space for fridge freezer.

SUN ROOM

17' 5" x 14' 9" (5.3m x 4.5m)

New roof. Triple aspect. 2 french doors to garden. Bookcase.

CLOAKS/WC

WC and vanity wash hand basin. Tiled floor. Heated towel rail. Extractor fan.

UTILITY

Oil fired central heating boiler. Pressurised hot water cylinder. Plumbed for washing machine.

REAR HALL

Understairs cupboard. Quarry tiled floor. uPVC double glazed door to outside.

FIRST FLOOR: HALF LANDING

Loft hatch. Window.

BEDROOM 4

9' 10" x 8' 2" (3m x 2.5m)

Wood floor. Radiator. Dual aspect.

BATHROOM

Panelled bath, shower cubicle, vanity wash hand basin and low level WC. Tiled walls and floor. Heated towel rail.

BEDROOM 3

13' 1" x 13' 1" (4m x 4m)

Coved ceiling. Radiator. Loft hatch.

LANDING

SITTING AREA/LIBRARY

15' 9" x 12' 6" (4.8m x 3.8m)

Dual aspect. 3 windows. 2 radiators. Velux roof light. Loft hatch. Fitted double wardrobe with hanging and shelf.

BEDROOM 2/STUDY

14' 1" x 10' 6" (4.3m x 3.2m)

Radiator. Triple aspect. Arched window to North West.

BEDROOM 1

14' 5" x 12' 6" (4.4m x 3.8m)

Period style fire surround. Dual aspect. Coved ceiling. 2 radiators. Walk-in dressing room with wardrobes.

ENSUITE SHOWER ROOM

Walk-in shower cubicle. Vanity wash hand basin and WC. Recessed mirror. Drawer unit. Heated towel rail. Fully tiled walls and floor. Radiator.

OUTSIDE

The property benefits from two driveways, one to either side of The Lodge. The approach to the principal residence is gated from each driveway, providing security and privacy from The Lodge entrances. The curtilage extends to circa 11.6 acres and provides a lush backdrop of manicured lawns, avenue of mature beech trees, orchard, ponds and vegetable produce area. The garden is mature and sheltered with winding walkways leading through a colourful array of bluebells, spring camellias, magnolias and display azaleas. A lovely patio terrace lies to the South-East to catch the sun. The Driveway to the house extends around to the rear providing access to the garden store, tractor shed/garage and partially covered car

space. A stable with space for two donkeys lies by the North West facing fenced paddock and a most handsome duck house lies on the bank of the pond. In addition to a further shed lies a wonderful timber summer house with its own log burner and raised timber terrace. Overall the garden provides is an oasis of tranquillity and must be explored to be fully appreciated.

SERVICES

Mains water, electricity and private drainage. Oil central heating.

THE LODGE

(BY SEPARATE NEGOTIATION)

Currently used as a holiday rental through Island Escapes. www.islandescapes.im

Handsome stone built, brick quoins, slate pitched roof and uPVC double glazing.

LOUNGE

14' 9" x 12' 10" (4.5m x 3.9m)

Entrance door. Fireplace with inset electric fire. Radiator.

KITCHEN

17' 9" x 9' 2" (5.4m x 2.8m)

Country fitted kitchen. Belfast sink. Electric oven, hob and extractor hood. Fitted units. Radiator. Storage cupboards. Bay window. Tiled splashback. Fridge freezer. Dishwasher. Understairs cupboard.

UTILITY ROOM

Plumbing for washing machine and tumble dryer. Heated towel rail. Vinyl flooring. Door to outside.

BATHROOM

White suite comprising panelled bath, pedestal wash basin and WC. Heated towel rail. Vinyl flooring. Extractor.

FIRST FLOOR

BEDROOM/STUDY

12' 10" x 8' 6" (3.9m x 2.6m)

Radiator. Recessed wardrobe.

BEDROOM 1

11' 10" x 9' 2" (3.6m x 2.8m)

Radiator.

ENSUITE SHOWER ROOM

Shower cubicle, vanity wash hand basin and WC. Radiator. Loft hatch.

SERVICES

Mains water, electricity and private drainage. Oil central heating. Electric charging point to The Lodge.

VIEWING

Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

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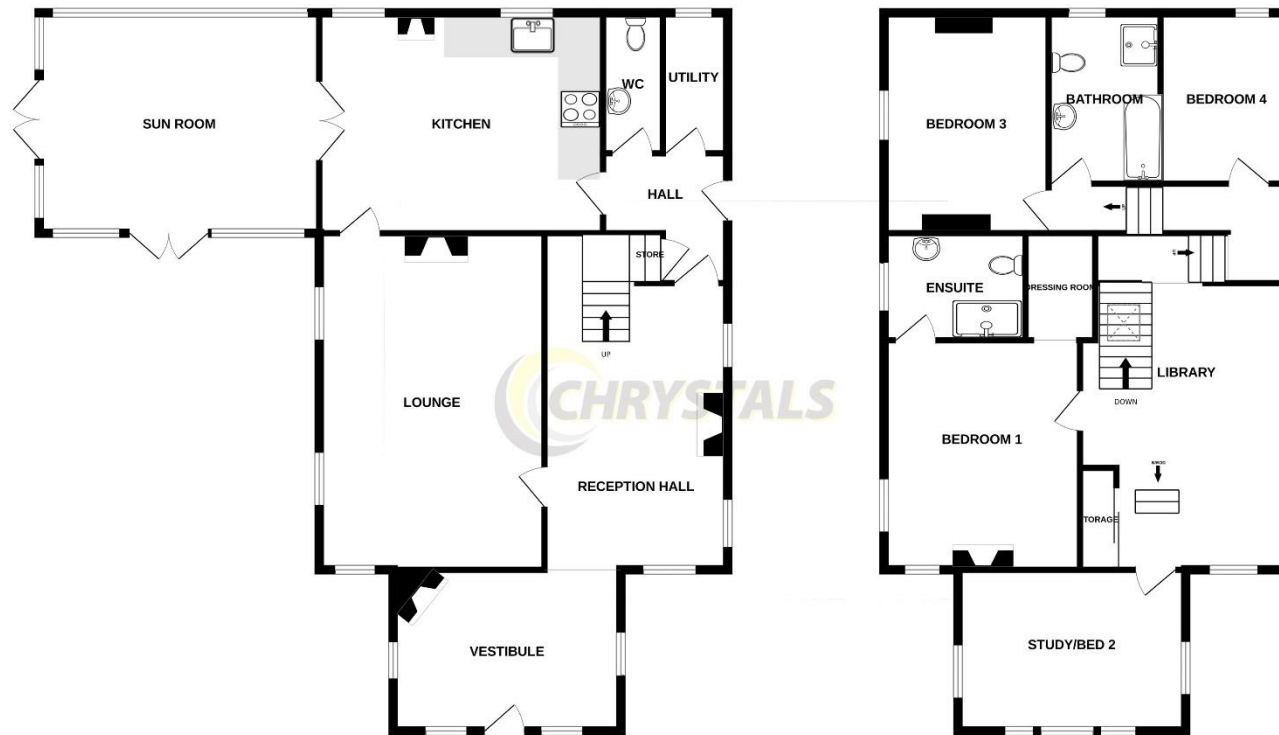






GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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