



[www.chrystals.co.im](http://www.chrystals.co.im)

Thie Y Chleree, Church Road, Maughold, IM7 1AS  
**Asking Price £1,650,000**



Thie Y Chlerree, Church Road, Maughold, IM7 1AS

Asking Price £1,650,000

Thie Y Chlerree dates back to the 18th Century, being a traditional Manx stone cottage, this has now been substantially extended by local architects Penketh Millar, who designed a rear extension with central glass link. The interiors were designed by Amanda Neill from DesignworX who won The International Property Awards in 2020-21 for Residential Interiors for her work at Thie Y Chlerree. The building was carried out by Cedar Developments. The front and rear gardens were designed by Chelsea Flower Show winners Harris Bugg Studio. The living accommodation comprises a Reception Dining Room with classic elegance, seamlessly blending the old and the new. This light-filled space serves as a hub for connection, featuring an open-plan fully fitted kitchen/living/dining area. Here, residents can relax into soft seating, gather around the fireplace, or congregate at the ultra-modern kitchen island for conversation or family meals while overlooking the





## LOCATION

From Ramsey travel south on the A2 Coast Road towards Laxey. Take the first turning on the left towards Maughold, signposted Port E Vullen. Drive down this road, over the tramlines and continue for approx 2 miles until you reach Maughold Village. The property can be located on the left, just before Maughold Church.



Thie Y Chleree dates back to the 18th Century, being a traditional Manx stone cottage, this has now been substantially extended by local architects Penketh Millar, who designed a rear extension with central glass link. The interiors were designed by Amanda Neill from DesignworX who won The International Property Awards in 2020-21 for Residential Interiors for her work at Thie Y Chleree. The building were carried out by Cedar Developments. The front and rear gardens were designed by Chelsea Flower Show winners Harris Bugg Studio.

Upon entering the property, you are greeted by the striking galleried glass link that successfully merges the new and old buildings into one cohesive space. This statement Dining Hall serves as the central hub of the home, creating a perfect space for entertaining. On one side, are characterful exposed grey limestone wall bricks, on the other opposing side encompasses a large custom shelving unit which stretches up to the galleried landing. The frameless glass ceiling floods the link with natural light. Sliding pocket doors with smart privacy lead into the open plan kitchen/living/dining rooms.

The kitchen boasts sleek, state-of-the-art appliances with an excellent feature kitchen island. The living area is centred around a magnificent fireplace, while the dining area offers views over the beautiful gardens and patio area. Floor-to-ceiling glass throughout the room adds to its open, bright and airy feel.

Adjacent to the kitchen is a fully equipped utility room. In the main living room, stairs lead down to a lower level. Here, a hallway leads to various features, including an under-stair wine cellar. The plant room, houses the solar panels equipment, Tesla controller and all media/light-related wiring. The media room is designed with dark walls to create an intimate atmosphere, and the ceiling is studded with LED lights to simulate a starry night sky.

The air-conditioned gym is spacious and features a skylight, bringing natural light into the lower level. Notwithstanding this, the standout feature of the lower level is the steam room. Ambient lighting beneath the stone seating creates a warm glow, and the domed ceiling contains feature lighting. The steam room also has a sleek rain head shower. The room is complete with a vanity washbasin and WC.

Returning to the central hub of the house, the Dining Hall features a cloaks cupboard that leads to a WC room. On the other side, there are two doors. The first door leads to an additional living room, known as the quiet lounge, with a colour palette of blues and burnished warmth. Custom-made wallcoverings and wallpapers were used to create a quirky, yet traditional atmosphere. This room boasts two double doors that open out to the front garden, encapsulating the stunning front aspect. Interestingly, the second door in the Dining Hall is concealed within custom-made shelving which leads to a Music Room. This room was designed and decorated in the

same traditional style as the lounge, complementing the older part of the house.

Ascending to the first floor via the custom-built glass stairs, the gallery landing truly showcases the distinctive glass link of the house, leading to the Master Bedroom. This room is generously proportioned, featuring a floor-to-ceiling picture window overlooking the garden and the fields beyond, additionally, the Master Bedroom, comprises is a sitting area centred around a porcelain-tiled fireplace, with a bio-ethanol fire, creating ambiance and warmth; during those cold winter days. Furthermore, there is a dressing room with Velux window, plus an fully tiled En-suite is with a fully enclosed walk-in shower, a freestanding bath with a view, a double sink, and a WC. Bedroom 2 is also spacious similarly benefiting from an En-suite Bathroom. To complete the bedrooms, there are two further double bedrooms to the front of the house both are double rooms and have beautiful views over Maughold Head and over Port Mooar to the sea, plus a family shower room with a walk in shower cubicle.

All mains services, heatpumps, app controlled heating, air conditioning system, solar panels, Tesla battery storage, app controlled accent and mood lighting, SONOS audio in main entertainment areas and externally.

Externally, the grounds have been extensively landscaped and designed comprising:- lawns, block paving, fabulous sunny stone patio areas to front and rear aspects, low level Manx stone

walling, water features; plus a range of mature shrubs and perennial flowerbeds. During Spring and Summer, the gardens come alive with a palate of colours; creating a most inviting entertaining space. In addition, there is an outside heated swimming pool, pool house/garage providing plant room and excellent storage and rear parking area.

## **VIEWING**

Strictly by appointment through CHRYSTALS, please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.













