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Middlemede, Wigan Lane, Ballasalla, IM9 3EP  
**Asking Price £2,250,000**

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Middlemede is a most impressive, substantial and secluded country home standing in approximately 27 acres of land. Enjoying privacy and tranquillity, without compromise to convenience, being close to Ronaldsway Airport, excellent schools (including KWC and Buchan) and 15 minutes drive to Douglas town centre. A portico entrance leads through to an inviting entertaining hall. There are four well proportioned reception rooms that have large south facing bays and picture windows with glorious views of the countryside and sea beyond. A large American style kitchen is a superb family area with comfortable dining and living space. The 4 bedroom suites are located in a separate wing. Electronically operated gates lead to the driveway and courtyard with integral garaging for 3 cars. There is an Equestrian facility set over 2 acres with Stables and Manège having a separate double gate entry from the lane, some 100 yards to the south. The gardens surrounding the property extend to approx. 2 acres. There are 2 grass fields to the western flank, totalling 23 acres.



## LOCATION

From Ronaldsway Airport take the right hand exit at the roundabout and continue through to the village of Ballasalla. Upon reaching the roundabout in the village, continue straight across taking the left hand exit at the second mini roundabout, along the A5 to Cross Four Ways. Bear right at this junction and continue along the Ballamodha (A4) for approximately 2.5 miles, then turn left at the small crossroads (right signposted St Marks B30) and continue along the pretty winding country lane for approximately 0.3 miles, where the electronically operated gates to Middlemede House drive are situated on the right hand side.

## PORTICO ENTRANCE

Double entrance doors with glass side panels to:

### **VESTIBULE** 13' 5" x 3' 8" (4.09m x 1.12m)

Double half glazed solid ash doors to:

## RECEPTION/ENTERTAINING HALL

26' 0" x 21' 6" (7.92m x 6.55m)

Substantial and welcoming

Reception/Entertaining Hall. Solid ash wood work, three sets of double doors. Panoramic country and coastal views to the south.

### **CLOAKROOM** 8' 1" x 7' 7" (2.46m x 2.31m)

Guest bathroom with period sanitary ware is off the Reception Hall. The centrally located Reception Hall accesses the West Wing.

## WEST WING

### **DRAWING ROOM** 20' 9" x 25' 6" (6.32m x 7.77m)

Spacious and well proportioned room enjoys views to the north and south, Regency style fireplace. Sliding patio doors leading to:

### **CONSERVATORY** 12' 7" x 22' 11" (3.83m x 6.98m)

Non-slip ceramic tiled floor, mechanical roof vents, access to rear garden through french doors.

### **LIBRARY/ENTERTAINING ROOM**

26' 0" x 21' 6" (7.92m x 6.55m)

With vaulted ceiling and large cathedral style window. Sliding patio doors leading to secluded area of front garden, recessed bar area.

## EAST WING

### **SNUG** 14' 3" x 19' 0" (4.34m x 5.79m)

Antique pine fireplace. Manx slate hearth. Large bay window with excellent views to the south.

### **DINING ROOM** 16' 4" x 14' 3" (4.97m x 4.34m)

Large bay windows with excellent views to the south.

### **KITCHEN** 24' 6" x 19' 4" (7.46m x 5.89m)

American style kitchen and family area. Hand painted and custom made in solid ash with Corian work tops. A full length, wall to wall range of display and storage cabinets occupy one wall on either side of the four oven oil- fired Aga. Full sized Gaggenau refrigerator and separate deep freeze appliances are located within these units. The dishwasher, 1½ sink with brass fittings, breakfast bar and further extensive storage cabinets are located within a matching feature semi-circular island. Spanish

terracotta floor. Two large bay windows and the picture window with extensive views to the north and south. A Kitchen Hallway with access door to front Courtyard, door to attached Garage and Cloakroom, door to:

### **UTILITY ROOM** 24' 6" x 10' 6" (7.46m x 3.20m)

With extensive range of limed oak wall and base units incorporating 2½ bowl stainless steel sink unit, double oven and microwave, plumbed for washing machine, refrigerator and freezer, tiled floor, two double built-in cupboards.

## FROM THE HALL

### **BEDROOM WING** 27' 9" x 7' 1" (8.45m x 2.16m)

Impressive double ash doors lead from the Hall to Bedroom Area, which is accessed by a wide corridor with an attractive bay window.

### **MASTER SUITE** 19' 3" x 19' 6" (5.86m x 5.94m)

Two large bay windows with feature solid ash pelmets, extensive matching furniture in both bedroom and bathroom.

### **DRESSING AREA** 10' 0" x 12' 3" (3.05m x 3.73m)

### **EN-SUITE BATHROOM**

8' 9" x 10' 6" (2.66m x 3.20m)

Luxurious white suite with brass fittings comprising Jacuzzi bath with shower attachment, shower cubicle, 2 wash hand basins inset in tiled top with ash cupboards below, spot lights to each side, bidet, wc, extractor, two large mirror units containing decorative low voltage lights.

**BEDROOM 2** 13' 0" x 14' 6" (3.96m x 4.42m)

### **ENSUITE SHOWERROOM**

7' 2" x 6' 11" (2.18m x 2.11m)

Comprising corner shower, wc, wash hand basin, recessed spots, mirror with spots to side.

**BEDROOM 3** 12' 6" x 14' 6" (3.81m x 4.42m)

### **EN-SUITE BATHROOM**

7' 4" x 7' 8" (2.23m x 2.34m)

Comprising panelled bath, wc, wash hand basin, recessed spots.

**BEDROOM 4** 11' 9" x 14' 6" (3.58m x 4.42m)

### **ENSUITE SHOWERROOM**

5' 10" x 7' 8" (1.78m x 2.34m)

WC. Wash hand basin. Shower

### **INTEGRAL GARAGE**

32' 0" x 24' 0" (9.75m x 7.31m)

With up and over electronically operated door, light, power and water. Oil-fired central heating boiler, Mega flow pressurised hot water cylinder.

### **GARDENERS CLOAKROOM**

WC. Wash hand basin.

## **OUTSIDE**

Electronically operated wrought iron gates lead to the gravelled driveway and courtyard where there is ample parking for numerous vehicles and turning space. The grounds are laid to lawns, gravel pathways, beds planted out with ornamental and coniferous shrubs with a mixture of deciduous and coniferous trees. The grounds are private with magnificent sea and rural views extending to approximately 3 acres. Abutting the gardens are a further 24 acres including the Equestrian facility. Approximately 100 yards along the lane from the drive to Middlemede House a splayed entrance with double gates leads to the Equestrian facility.

## **OUTBUILDINGS**

MANÈGE (approx 50 sqm x 25 sq m).

THREE LOOSE BOXES (each approx 12ft x 12ft)

With light and water.

FEED ROOM (approx 18ft in x 12ft) With double doors and light.

TACK ROOM (approx 18ft x 12ft) With light and power. Ample hard-standing and turning space to the front of the facility. Three Paddocks surrounding the Equestrian facilities are kept private and exclusive from the remainder of the agricultural land. The remaining acreage is currently let by annual licence (November renewal) to a local farmer to graze sheep in common with the owners usage for access and equestrian purposes.

## **SERVICES**

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

## **VIEWING**

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

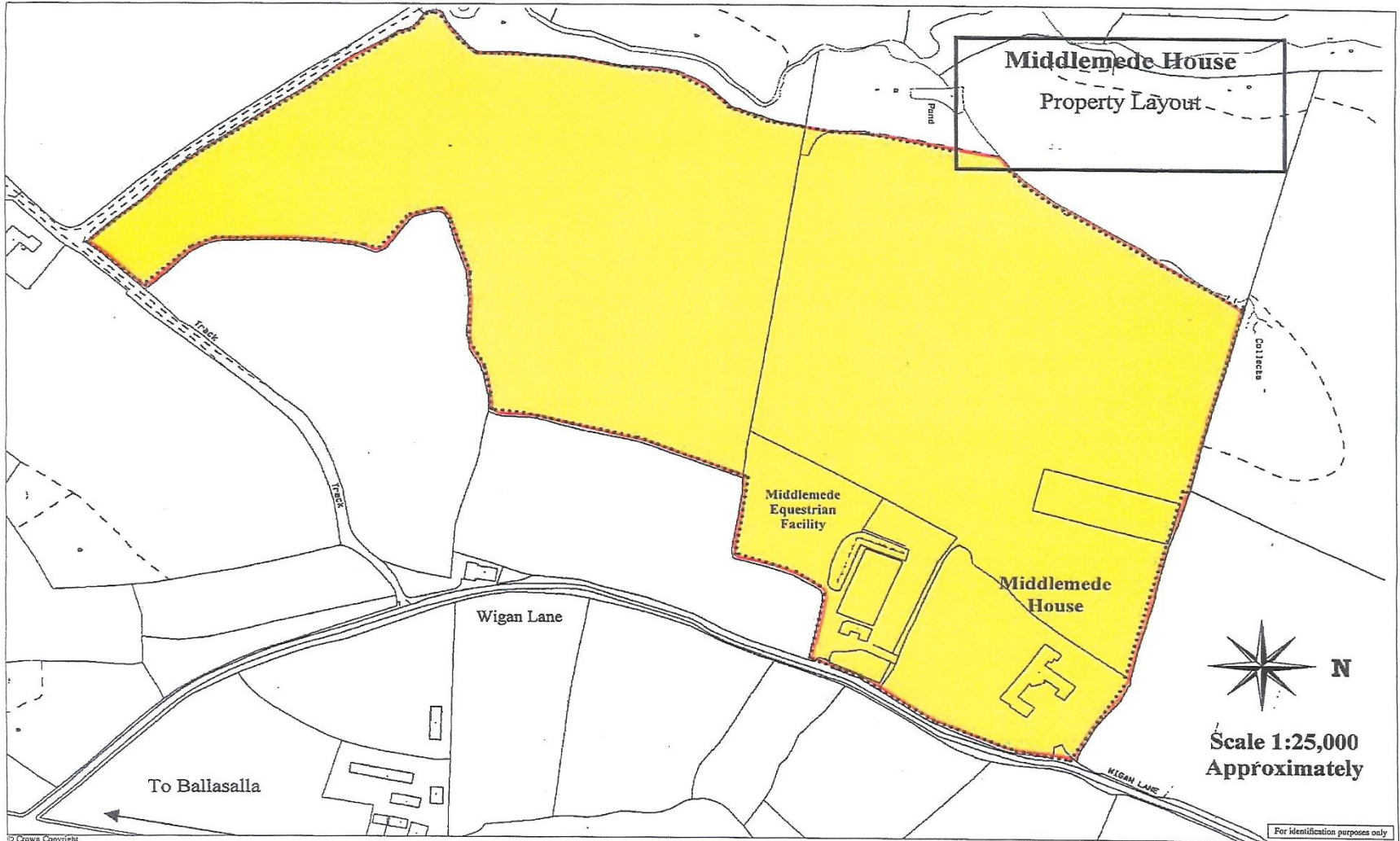
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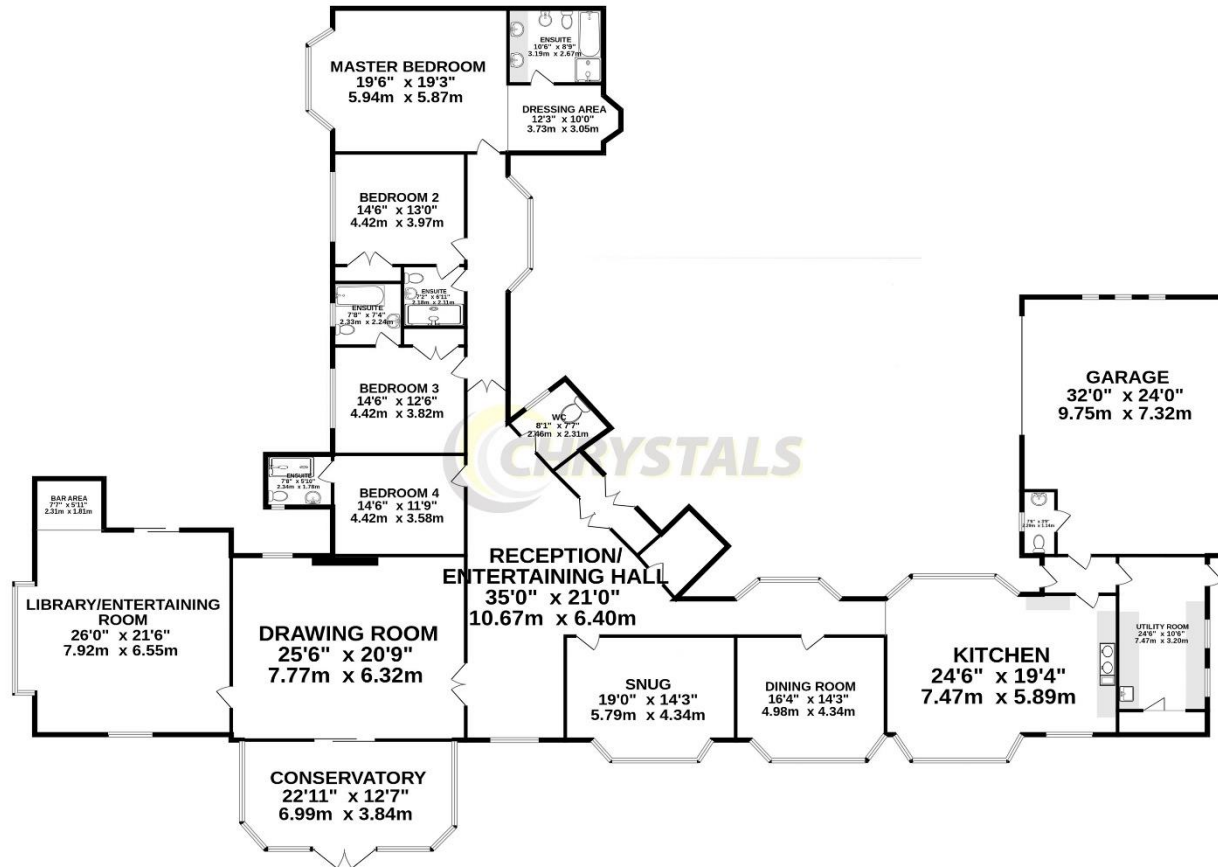












TOTAL FLOOR AREA : 5505 sq.ft. (511.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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