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Ballaclucas Farm & Llamedos Equestrian Centre, Top Road, Crosby, IM4 4HN  
**Asking Price £3,000,000**



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A perfectly located and immaculately presented country property, boasting a characterful country house with first class equestrian facilities. Set in a rural location but only minutes drive to Douglas. There are 47 acres of picturesque pasture, with linking tracks and paddocks. Indoor arena, stables and much more from a greatly admired commercial yard. In the house there is spacious accommodation with a superb open plan farmhouse style kitchen, large open plan dining area and separate utility area with access to the garden. A light and spacious sun room with vaulted ceiling and patio doors lead to the outside entertaining area. Additional reception room with open fire. The upper floor provides a spacious master bedroom with exposed beam work, dressing room, en-suite bathroom and access to a further bedroom/reception room. A small study is also located on the upper floor. The remaining bedrooms are located on the ground floor and include three double bedrooms all benefiting from en-suite facilities and a further double bedroom/office. The gardens are mainly laid to lawn with mature planting and dedicated entertainment areas. Double garage with brick paved driveway with parking for several vehicles. Oil fired central heating.



## LOCATION

Leaving Douglas along Peel Road continue through Quarterbridge roundabout and turn right at the Jubilee Oak roundabout. Proceed up the hill and continue through the Strang mini roundabout towards Mount Rule. Ballaclucas Farm can be located on the right hand side.

## ENTRANCE

Composite door.

## PORCH *8' 7" x 6' 3" (2.61m x 1.90m)*

Solid wooden floor.

## ENTRANCE HALL *25' 9" x 7' 0" (7.84m x 2.13m)*

Double head height. Velux roof light. Exposed beams and LED lights. Cloakroom and Storage cupboard off.

## SHOWER ROOM *7' 0" x 5' 8" (2.13m x 1.73m)*

Large glazed shower cubicle. WC and pedestal wash basin. Tiled walls and floor. Heated towel rail. Mirror and glass shelving.

## LOUNGE *25' 11" x 11' 8" (7.89m x 3.55m)*

Feature fireplace with cast iron surround, wooden mantel and slate hearth. Exposed beams. Original wooden shutters. Wooden floor. Wall mounted television. Fitted cupboard and drawers. Wall lights.

## BEDROOM 1 *16' 3" x 10' 4" (4.95m x 3.15m)*

Exposed beams. Wall lights. Multiple plug sockets. Television point. Window blinds.

## BEDROOM 2 *15' 7" x 11' 3" (4.75m x 3.43m)*

Coved ceiling. Wall lights. Multiple plug sockets. Television point.

## DRESSING AREA *6' 2" x 6' 2" (1.88m x 1.88m)*

Part glazed fitted wardrobes with hanging rails and shelves.

## ENSUITE BATHROOM

White suite comprising panelled bath, WC and pedestal wash hand basin. Chrome heated towel rail. Tiled walls and floor. LED downlights. Extractor. Illuminated mirror.

## BEDROOM 3 *17' 7" x 16' 4" (5.36m x 4.97m)*

Views to the front aspect.

## ENSUITE BATHROOM

White suite comprising panelled bath with chrome mixer tap and tiled sides. WC and pedestal wash hand basin. Radiator. Wood floor. LED downlights. Extractor. Illuminated mirror.

## BEDROOM 4 *21' 8" x 12' 2" (6.60m x 3.71m)*

Dual aspect room. Coved ceiling. LED downlights. Wall lights. Window blinds.

## ENSUITE WET ROOM

Fully tiled walls and floor. Walk in shower with raindrop head and glazed panel. Wall mounted vanity wash hand basin with cupboards below. Wall mounted WC. Chrome heated towel rail. Illuminated mirror.

## FAMILY BATHROOM *21' 9" x 18' 4" (6.62m x 5.58m)*

Feature fireplace with multi-fuel stove inset, recessed with Yorkshire stone, Oak mantle and Limestone hearth. Jerusalem limestone flooring with underfloor heating. Wired for surround sound and television. Motorised velux roof lights. Chandeliers. Gable glazed with French doors leading to outside patio area. Glazed atrium roof light. Thermostat control. Multiple power points and television socket. Steps to

## KITCHEN/BREAKFAST ROOM *24' 11" x 22' 0" (7.59m x 6.70m)*

The kitchen is fitted with Pine base, eye level and drawer units. Integral electric oven and microwave, twin burner AGA with exposed flue. The Island has twin belfast sinks with a grooved drainer and a 4-ring bottled gas hob with extractor above. Jøtul multi-fuel stove with brick hearth and surround. Jerusalem Limestone flooring. The breakfast room has exposed timber beams and the kitchen has timber floors and exposed roof trusses. Wall lights. 2 velux roof lights (one motorised). There is a cloaks/storage cupboard.

## UTILITY *17' 11" x 7' 7" (5.46m x 2.31m)*

Pine wall and base units with drawers. Stainless steel sink with drainer and mixer tap. Limestone flooring. LED downlights.

## FIRST FLOOR

### MASTER BEDROOM *27' 9" x 12' 11" (8.45m x 3.93m)*

Triple aspect room. Views over countryside. Built-in cupboards with recessed shelving. Cast iron fireplace with slate hearth and wooden mantle and surround. Steps up to

### DRESSING AREA *11' 0" x 9' 11" (3.35m x 3.02m)*

Fitted cupboard and wardrobes. Fitted dressing table. Velux window. LED downlights.

### ENSUITE SHOWER ROOM

Large walk-in shower cubicle with multiple functions, free standing bath with mixer tap and a separate shower attachment. Wall mounted sink with mixer tap and mirror above. Pedestal WC. Chrome heated towel rail. Recessed shelving. Velux roof lights.

### **STUDY** 16' 2" x 15' 1" (4.92m x 4.59m)

Exposed wooden trusses. Spot lights. Dual aspect.

### **NURSERY/OFFICE**

Velux windows with fitted blinds. LED downlights.

### **GARAGE** 19' 0" x 19' 0" (5.79m x 5.79m)

Electric up and over door. Power and light. Boulter oil fired boiler. Pressurised hot water system.

### **OUTSIDE**

Approached by retractable electric gates. Brick paved driveway with parking for several vehicles. Paved patio areas. Extensive lawned areas with trees and mature plants and shrubs. Summerhouse.

### **EQUESTRIAN CENTRE**

No expense has been spared with this new superb equestrian facility which can be run as it is now in a commercial capacity or alternatively for private usage. With an array of different barns it could also be used for alternative business subject to planning. The whole facility is covered by energy efficient LED lighting and 3 phase electricity.

### **INDOOR ARENA** 150' 11" x 77' 1" (46m x 23.5m)

The facility is built to an exemplarily standard with a sound track surface mixed with white sand. The Biddlecomb arena mirrors are larger than standard size and on a tilt system. The kick boards are made from plastic, saving time on maintenance and give the arena a more polished look and feel.

### **10 STABLES, TACK ROOM, HOT WASH AND SOLARIUM** 88' 3" x 37' 5" (26.9m x 11.4m)

Monarch stables all with automatic drinkers and fitted with rubber matting. The Solarium is height adjustable at the touch of a button. The hot wash is a gas fired heating system.

### **ENCLOSED LEAN TO**

Mezzanine level and covered area large enough to park lorries under.

### **ADDITIONAL STABLES AND SHED**

2 X quarantine stables. Horse jump storage shed.

### **2 ADDITIONAL SHEDS**

### **MENAGE** 131' 3" x 65' 7" (40m x 20m)

Outdoor floodlight menage. British dressage compliant.

### **LAND**

Approximately 47 acres consisting of 26 enclosed paddocks, 2 quarantine paddocks and 5 restricted grazing paddocks all with horse safe fencing.

### **BOTTOM YARD**

13 stables LED strip lighting.

### **TACK ROOM, COFFEE AREA AND W.C**

Further storage and feed facilities.

### **SERVICES**

Mains water, electricity and drainage. Oil central heating.

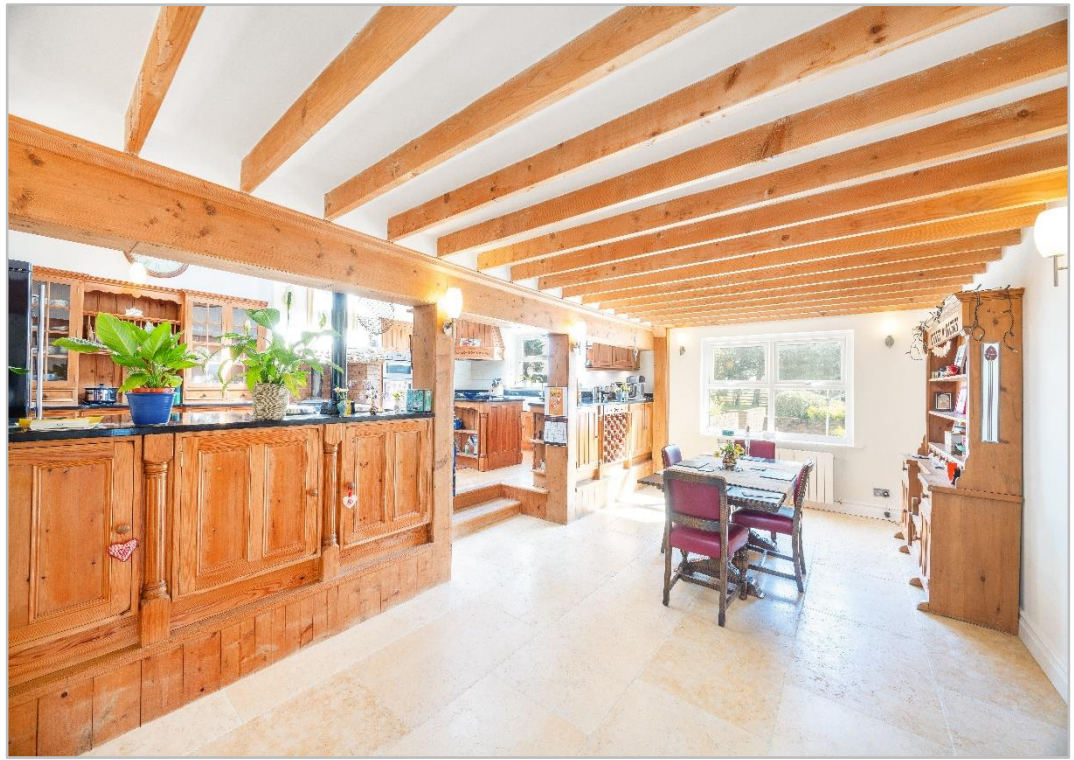
### **VIEWING**

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

### **POSSESSION**

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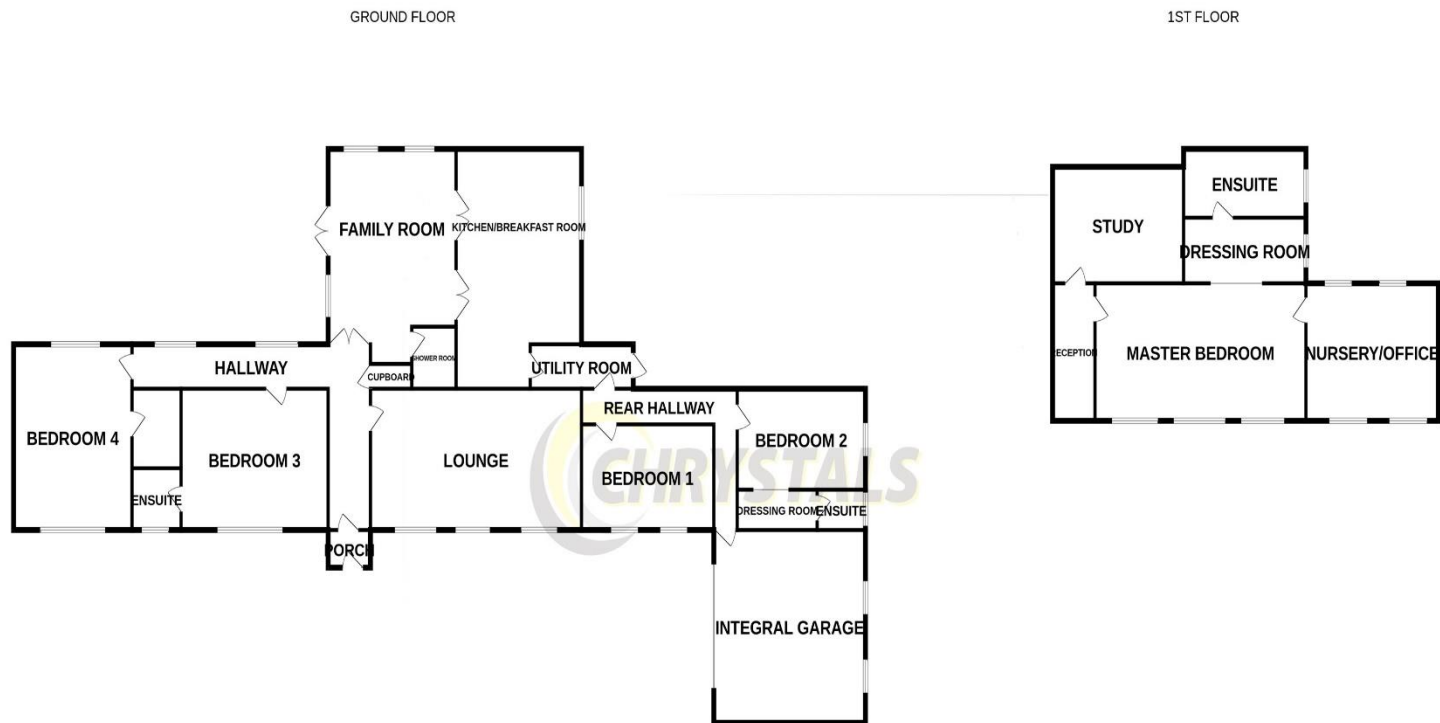












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