



www.chrystals.co.im

Croit Vane, Corlea Road, Ballasalla, IM9 3BA
Asking Price £3,950,000

Croit Vane, Corlea Road, Ballasalla, IM9 3BA

Asking Price £3,950,000

A significant country house which stands behind private gates, in an elevated position, enjoying far reaching views to the southern coastline. Extended and sympathetically upgraded to provide contemporary finishes throughout. The extensive family accommodation totals 11,500 sq ft/1,068 sqm. This wonderful six bedroom home offers great entertainment spaces and leisure facilities both inside and out, encompassing cinema room, games room, wine room, gymnasium, treatment room with hot tub and sauna, stabling and menage. With a curtilage of 11.2 acres and possibility of purchasing further land by separate negotiation. A personal inspection is most highly recommended.



LOCATION

Although enjoying a tranquil, private setting, Croit Vane is conveniently situated a short car journey south to Ballasalla, Castletown and Isle of Man Airport, while the island's capital, Douglas, lies only a little further way to the north east. Heading north from Castletown on the A4 turn left onto the B39 (Corlea Road) signposted Ronague. Croit Vane will be found a short distance along on the right-hand side and is approached via electrically operated gates.

SERVICES

Mains water and electricity. Private drainage. Oil-fired heating.

TENURE

Freehold

VIEWINGS

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

OUTSIDE

Immediately surrounding the property are well established low-maintenance grounds predominantly laid to sweeping lawns with mature trees and shrubs and paved patios. There is an integral double garage with extensive parking area, while adjacent to the main residence is a substantial outbuilding, currently serving as a store for garden maintenance and sporting equipment, but with full services infrastructure for conversion to

independent guest/staff accommodation subject to planning approval. There are also stables and a manège, a dog-exercising enclosure and greenhouse. The remainder of the ground extends to secluded paddocks up behind the house.

INTERIOR

Principal ground-floor accommodation features a newly upgraded Mark Wilkinson double aspect kitchen/breakfast room with base and wall units having white finish incorporating Miele appliances and Everlot double electric oven with two hotplates with adjacent pantry; an elegant dining room with adjoining conservatory; sitting room/orangery with glass roof lantern; recently panelled snooker room with raised bar area; cinema room with remote-controlled blackout blinds and concealed audio/visual equipment; and a double aspect gymnasium with ensuite wet room. A wine room, guest cloakroom, shower room, utility room, boiler rooms and garden store room complete the ground floor accommodation.

First-floor accommodation is distinguished by a vaulted ceilinged 43' games room and bar, a 32' living room with TV feature fireplace and a vaulted ceilinged study enjoying exceptional panoramic coastal views. The bedroom accommodation is also to be found on this floor, principal among which are a guest suite of bedroom, contemporary bathroom and Poliform-fitted dressing room and master suite

of bedroom with balcony, dressing room and new bathroom. Four further bedrooms, two with dressing rooms, and two new bathrooms, together with a hot tub room and ensuite shower room and sauna complete the first-floor accommodation.

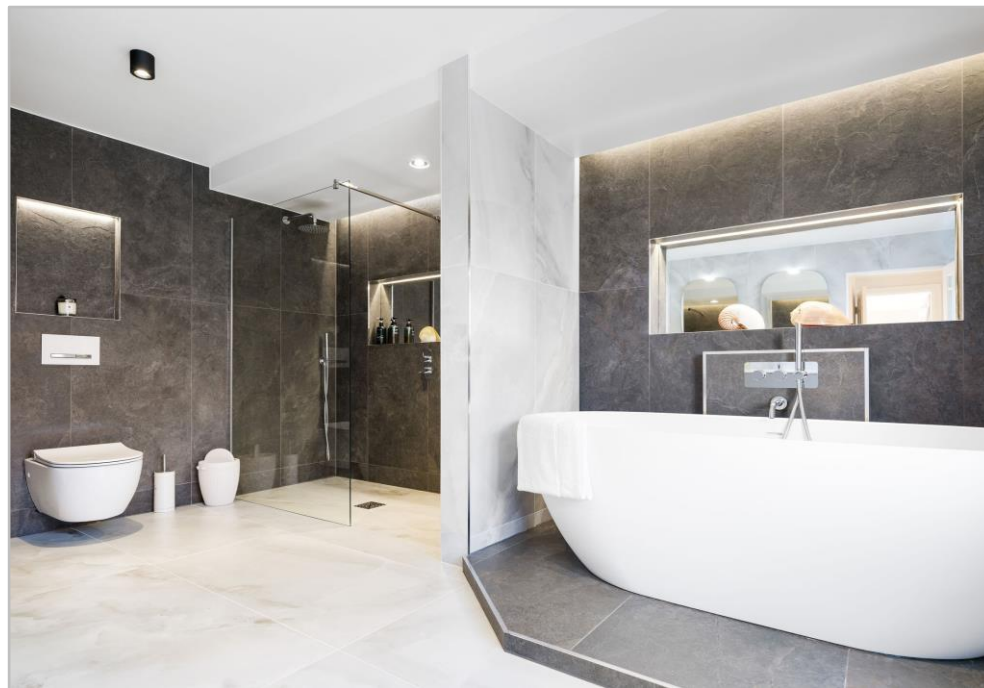
POSSESSION

Vacant possession on completion of purchase. 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.

TENURE

Freehold



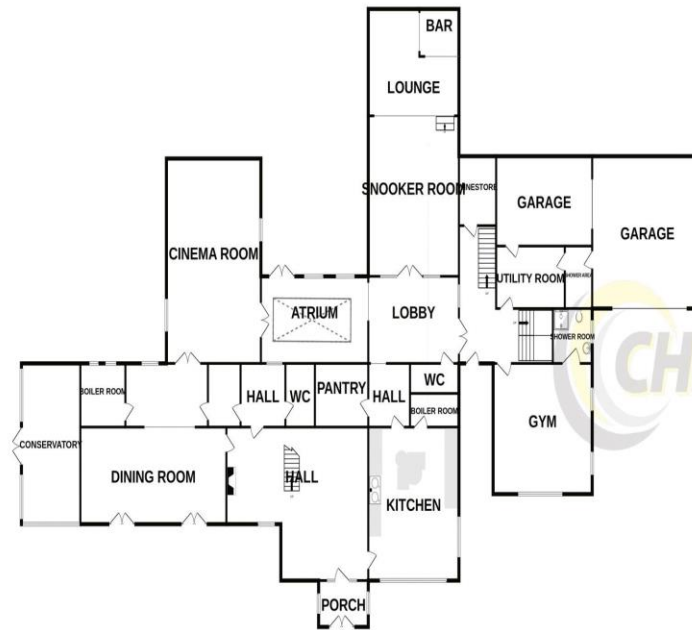








GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac; Consultants: Keith Kerruish
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.