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Baldromma Christian, Ballamenagh Road, Baldrine, IM4 6AG  
**Asking Price £14,000,000**



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One of the finest houses to be built on the island within the last decade. Baldromma Christian pays homage to the Georgian era with a twist of contemporary styling and finished to the most exacting of standards. Designed by renowned architect Kay Associates and constructed by Inghams. This stunning home extends to circa 11,500 sq ft and stands in grounds of approximately 11 acres with landscaped gardens, paddocks, outdoor menage, stabling and multiple garaging. Dressed in traditional Ashlar stone and set around the classical Georgian style, this impressive family home provides outstanding reception hall with stunning turned marble staircase, four reception rooms, live-in super room kitchen with Miele appliances, orangery, indoor swimming pool, gymnasium, dressing/changing room, laundry and boot room. First floor leads to Master suite bedroom with two dressing rooms, study/sitting area and opulent ensuite bathroom, guest bedroom suite, three further en-suite bedrooms. In addition to the principal residence is a separate three bedroom detached bungalow. The Principal residence has underfloor heating to ground floor, controlled sound and lighting via house management system and temperature controlled airflow network. For your personal guided visit contact Chrystals to make your appointment.



## LOCATION

From Douglas travel the length of the Promenade and follow along King Edward Road to beyond the Groudle Electric Railway Stop. Follow through the bend in the road heading towards Baldrine. A short distance along on the right hand side is the turning for Ballamenagh Road. Continue along through the turn of Ballamenagh Road and the driveway for Baldromma Christian can be found a short distance along on the left handside.

## ENTRANCE PORCH 6' 4" x 10' 9" (1.94m x 3.28m)

Heavy panelled entrance door with glazed side lights and fan light. Coved ceiling. Marble tiled floor. Inner bevelled and frosted glass door with frosted side lights and fan light.

## RECEPTION HALL 49' 6" x 22' 8" (15.1m x 6.9m)

Bottecino classic marble tiled floor. Uplighters to inner entrance door. 3 metre high illuminated coffered ceiling with shaped coving and centre piece contemporary chandelier light fitment from Petra Bel-Air. Speakers. LED lights. Nuflame gas fire set within attractive contemporary stone fireplace and hearth from Chesneys. 2 wall light points. Sweeping Marble and glass staircase with shaped Walnut wood handrail. Deep built-in double cloaks cupboard. Additional built in storage cupboard and further deep double storage cupboard that is large enough to house passenger lift to first floor level. (2mx1.5m) All internal ground floor doors are Walnut.

## CLOAKROOM/WC

Wood effect tiled floor. Heavy marble top surround with designer glass shaped bowl wash hand basin. Duravit WC. Wood and glass shelved unit. Mirror and heated towel rail. Coved ceiling. Feature marble wall relief with downlights. Coved ceiling.

## STUDY 20' 8" x 14' 9" (6.3m x 4.5m)

Double doors lead to dual aspect room. 2.8 metre ceiling height. Coved ceiling. 3 wall light points. 5 sets of windows, blinds and curtains with concealed pelmet. Nuflame gas log fire from Chesneys. Full height cupboards with concealed illuminated shelving. Contemporary bookcase. Engineered wood Ted Todd flooring.

## CINEMA ROOM 22' 2" x 13' 5" (6.75m x 4.1m)

3m high coffered ceiling with coving and LED downlights. Full height window. Engineered wood Tedd Todd flooring. Log burner with Venetian plaster hand painted finish to chimney breast above with raised marble hearth and surround. Illuminated recessed shelving. Recess for television screen measuring 1.9m x 1.3m. Fitted corner shelving. Ceiling speakers. Concealed curtain pelmet.

## DRAWING ROOM 29' 10" x 20' 0" (9.1m x 6.1m)

3m high illuminated coffered ceiling with shaped coving and impressive feature Rocco Borghese centrepiece chandelier light fitment. 2 wall light points. Classical modern shaped natural light stone surround fireplace with inset Nuflame gas

fire and matching stone hearth with uplighters. Engineered wood Ted Todd flooring. Dual aspect room. 5 windows and French doors to south west facing sculpture garden. Ceiling speakers. Concealed curtain pelmet. Double doors to hall and dining room.

## DINING ROOM 25' 11" x 11' 2" (7.9m x 3.4m)

Double doors. Two full height windows. French doors with fan light to south west facing sculpture garden. Speakers. 3m high illuminated coffered ceiling with shaped coving and Ochre "Seed Cloud" feature centrepiece chandelier light fitment. Engineered wood floor. Double doors to hall and door to super-room kitchen

## SUPER ROOM LIVE-IN KITCHEN 37' 5" x 23' 4" (11.4m x 7.1m)

An expansive live-in super-room with large Bi-fold doors to south west facing garden. Large porcelain floor tiles. Ceiling speakers. Central illuminated coffered ceiling. Dik Geurts Log burner on raised marble hearth. Miele appliances comprise large and single oven, warming drawer, extractor, microwave, two integrated dishwashers and siemens induction hob. Central Island with shaped granite worktops and integrated drainer to inset sink and surrounding work top. The units are finished in Galaxy Grey with contrasting solid dark wood. Tiles from Via-Arkadia Chelsea Design Centre. The kitchen is bespoke and illuminated to floor and wall level. 2 Miele wine coolers. 2 seat breakfast bar. 2 Miele integrated dishwashers, large Franke sink with

double drainer. Integrated fridge and freezer. Pan drawers. Miele fridge for drinks. 2 glazed doors to inner Mediterranean style courtyard.

### **ORANGERY** 25' 3" x 16' 5" (7.7m x 5m)

Porcelain tiled floor. Triple aspect room with vaulted glazed atrium. French doors to south west facing garden. 6 wall light points. Glazed inner windows and door to Indoor swimming pool room. Ceiling speakers.

### **MEDITERRANEAN STYLE COURTYARD GARDEN**

26' 3" x 21' 8" (8m x 6.6m)

Feature circular shrub garden with flagged surround and gravel beds set around an illuminated water feature sculpture. Large sliding doors to inner hallway and access from the super-room live-in kitchen help create outdoor serenity with indoor comforts.

### **INNER HALL** 29' 2" x 9' 10" (8.9m x 3m)

Double door cupboard for storage (shelved and illuminated). Double doors to reception hall.

### **GYMNASIUM**

27' 3" x 14' 1" (8.3m x 4.3m)

Rockingham Ted Todd engineered wood floor. Large mirrored panels to walls. Two ballet rails. Coved and Coffered illuminated ceiling. Speakers. Concealed window blinds.

### **BOOT ROOM** 15' 5" x 8' 10" (4.7m x 2.7m)

Full height storage cupboards with shelves, hanging space, countertop and wall cupboards. Boot/shoe rack. Shelving. Porcelain tiled floor. Radiator. Vent. Door to Outside

### **L-SHAPED LAUNDRY ROOM**

12' 10" x 7' 10" (3.9m x 2.4m) + 8' 2" x 7' 7" (2.5m x 2.3m)

Range of wall and base units. Dual sink. Granite worktop. Part tiled floor. Drying ceiling racks. Vented ceiling. White goods comprise washing machine and two dryers. Radiator.

### **LEISURE WING-INNER HALL**

27' 7" x 6' 3" (8.4m x 1.9m)

Double doors to Inner Hall. Two glass doors to Mediterranean style Court yard garden. Coved Ceiling. Two wall mounted designer radiators. Built-in towel cupboard.

### **CLOAKROOM/WC**

Half tiled walls and tiled floor. Mirrored panels. Designer upstand wash hand basin with mixer tap and low level WC. Heated towel rail.

### **CHANGING ROOM**

Tiled floor. Coved ceiling. Heated towel rail. Bench. Fully tiled shower cabinet.

### **PLANT ROOM** 14' 9" x 7' 10" (4.5m x 2.4m)

Twin Potterton gas fired central heating boilers. Heated pool filtration system. Control unit for all systems. Service door to outside.

### **SWIMMING POOL ROOM**

68' 11" x 28' 10" (21m x 8.8m)

40 foot swimming pool with retractable cover. Stone flagged floor. Spa/Jacuzzi. 8 windows with garden views to the hills. 12 wall light points. Door to orangery.

### **FIRST FLOOR-LANDING**

Impressive sweeping marble and glass staircase. Door to west facing roof terrace/balcony. Airing cupboard (potential lift shaft). Loft hatch to roof void. Built-in cupboard for storage of suitcases. Eaves access and comms. Vertical pendant light called Sumatra VF by Atelier Allain Ellouz (Paris). The doors on first floor level are of Tulip wood, along with skirtings and architraves.

### **MASTER SUITE**

#### **BEDROOM WITH STUDY**

27' 11" x 18' 4" (8.5m x 5.6m)

Centre divider to Bedroom with upholstered headboard. Dual aspect. Shaped coved coffered ceiling. Speakers. Two wall light points. Four radiators. Concealed curtain pelmets.

### **HIS AND HER DRESSING ROOMS**

His dressing room is finished in Teak with hanging, shelves and drawers and her's is in Oak with hanging, shelves, drawers and dressing table. Ceiling speakers.

## LUXURIOUS ENSUITE

Opulent ensuite with centre clamshell bath, twinning his and her vanity wash hand basins. Separate area for WC, bidet and urinal. Walk-in shower. Bottencino classic marble tiled floor and Molenos Blue marble walls. 2 designer mounted towel rails.

## BEDROOM 2

20' 0" x 14' 1" (6.1m x 4.3m) Max

Sea views. Cushioned wall headboard with ornate hanging bedside lights. Two radiators. Two illuminated full height built-in wardrobes.

## ENSUITE BATHROOM

Suite comprising panelled bath, WC and twin basins and double walk-in shower. Contemporary Porcelanosa tiled walls and floor. Two heated towel rails. Two mirrors above wash hand basins.

## BEDROOM 3

15' 1" x 13' 5" (4.6m x 4.1m) plus return of (4.6m x 1.8m)

Spacious double room with dividing room to dressing room. Two radiators.

## ENSUITE BATHROOM

Duravit WC and vanity wash hand basin. Marble surround to bath and walk-in shower from Mandarin Stone in Monmouth. Fully tiled walls and porcelain tiled floor. Wall towel rail.

## BEDROOM 4 17' 9" x 12' 2" (5.4m x 3.7m)

Double room with aspect to garden. Walk-in wardrobe with hanging and shelving

## ENSUITE BATHROOM

Contemporary Catalonia WC, vanity wash hand basin, marble top surround to bath and walk-in shower. Porcelnosa tiled floor and walls. Heated towel rail. Illuminated mirror.

## BEDROOM 5 18' 7" x 14' 5" (5.66m x 4.40m)

Red headboard. Built-in wardrobes. Three Radiators. Twin hanging lights.

## ENSUITE SHOWER ROOM

Shower room with Duravit WC, vanity wash hand basin and walk-in double shower. Towel rail. Large wall mirror. Tiled walls and porcelain tiled floor.

## OUTSIDE

The outside is approached through electric gates and along a tree-lined paved driveway. This leads up to a generous turning circle set around a feature oval landscaped area. The separate paddocks extend to approximately 10 acres.

## GARAGING 58' 5" x 25' 3" (17.8m x 7.7m)

Houses six cars comfortably. Three electric up and over doors. Power and light. Flood lit via Control 4 system.

## STONE BUILDING WITH STABLES

This stone building extends to over 5,000 sq ft and is arranged over two levels. The ground floor has a large enclosed area 9.1m x 4.5m. There are 5 stables further along this level. Above are two rooms extending to 17.2m x 4.5m and 10.4m x 4.5m. Light and power. External water. This building may be suitable for a variety of purposes subject to relevant planning permission.

## OUTDOOR MENAGE

164' 0" x 65' 7" (50m x 20m)

Fenced and railed with five posts suitable for flood lighting to be fitted. The base topping is of sand and rubber based chips.

## PURPOSE BUILT BARN

57' 5" x 20' 0" (17.5m x 6.1m)

Two electric roller doors. Power and light.

## GREENHOUSE

Made by Hartley Botanic finished in glass and brick with aluminium frame. Trellis surround and vegetable garden set around eight beds. Water and Power.

## **GARDENS**

The house has a well manicured and landscaped sculpture garden which lies to the South West. This has gravelled walkways, box hedging and outside lighting. The garden leads to a firepit area and into paddocks to the South and West.

By the menage is a further smaller greenhouse, compost and chipping area and extension to the kitchen garden. This flows into a paddock area with recent planting of saplings forming a natural privacy buffer to the rear boundary.

## **BUNGALOW**

This is ideal for live-in staff and extends to approximately 1,000 sq ft. Three bedrooms, one bathroom with shower and bath, lounge, dining area and separate kitchen. Hardstanding for parking. Lawn gardens surround with front paddock having gated entry and separate driveway to the road.

## **SERVICES**

Mains water, electricity and gas central heating to principal residence. Private drainage to both properties. Two propane gas tanks serve the house. Oil fired central heating to bungalow. Solar panels on swimming pool and purpose built barn roof aid the heating of the hot water. The principal house has underfloor heating to ground floor level and radiators to first floor, with underfloor heating to bathrooms. There is a controlled sound and lighting system to the house via a "control 4" house management system. Luton controlled curtains and blinds. Temperature controlled airflow system to principal residence. Bespoke cabinetry by The Village Workshop and internal doors, skirtings and architraves by Holme Valley Joinery.

## **VIEWING**

Viewing is 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.

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