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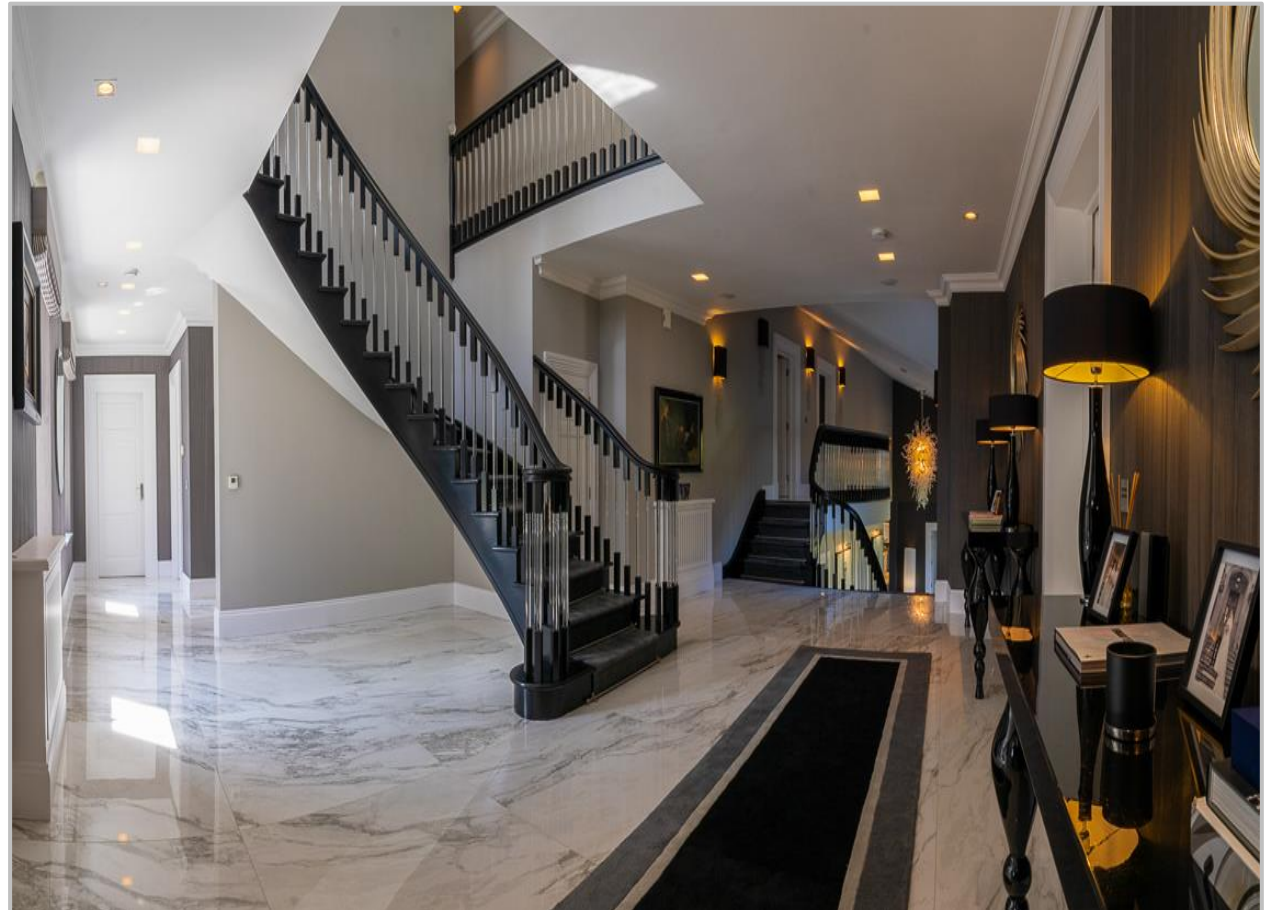
The Balliaragey Estate, Abbeylands, IM4 5EE  
**Asking Price £8,995,000**



## The Balliargey Estate, Abbeylands, IM4 5EE

**Asking Price £8,995,000**

Introducing one of the Island's most exquisite homes and the pinnacle of luxury real estate. Situated in a private, secluding setting in the Baldwin Valley in Abbeylands, yet just a few minutes' drive to Douglas. The Estate spans over 20,000 sq ft of luxurious, contemporary living. Accessed via private gated entrance and sweeping driveway. Entrance Hall, Orangery, formal Dining Room, Lounge, Office, Snooker Room, Home Cinema, Wine Room, Bespoke Smallbone Kitchen. Leisure wing boasting a 15m indoor heated pool, spa pool sauna, steam room, fully equipped Gym. Master Suite with sumptuously appointed En-suite and walk in Dressing Room. 5 Additional bedrooms each with en-suite bathrooms and dressing rooms. Integral triple garage and separate triple garage. Detached two-bedroom staff house and a separate self-contained two- bedroom Guest Annex. Indoor entertainment space with Party Room, Bar and Kitchen. Landscaped gardens, patio areas, Georgian style greenhouse, Outdoor kitchen.



One of the Island's most exquisite homes, the pinnacle of luxury real estate. This exceptional, individually designed family home sits in a commanding position overlooking the Baldwin Valley in Abbeylands, offering ultimate privacy, yet just a few minutes' drive to Douglas. Accessed via a private gated entrance and sweeping driveway, the Estate spans over 20,000 sq. ft of super luxurious, contemporary living.

The ground floor and lower ground floor accommodation within the primary residence comprises an imposing full-height Entrance Hall, Orangery, formal Dining Room, Lounge, Office, Snooker Room, Home Cinema offering a Bowers and Wilkins surround sound system with reclining electric seating and thermostatically controlled cup-holders and 3D projection, temperature-controlled Wine Room with a bespoke Onyx finished tasting area and cigar humidor, a bespoke Smallbone Kitchen with electric Aga, Gaggenau induction hob and plancha Grill.

The Leisure Wing boasts a fabulous 15m heated indoor swimming pool, separate spa pool, sauna, steam room, changing and shower facilities, all complemented by a fully equipped gym.

Upstairs, the stunning Master Suite comprises a sumptuously appointed En-Suite and handcrafted bespoke walk-in Dressing Room. There are five additional Bedrooms, each with

luxurious En-Suite Bathrooms and Dressing Rooms. The South facing Bedrooms are all equipped with air-conditioning.

A large integral triple Garage with an EV charging point is directly accessible from the main house, additionally there is a separate triple garage behind the property and double garage for staff. Helicopter landing is also catered for on an expansive parking area.

The property includes a detached two-Bedroom Staff House and a separate self-contained Guest Annex, both finished to the same impeccable standard as the main residence. There is also a dedicated air-conditioned indoor entertainment space with an open plan 'Party Room', bar and a fully equipped commercial style Kitchen.

Externally, Balliarney offers superb outdoor entertainment spaces, including an expansive decked area for dining alongside a custom-built Outdoor Kitchen with an oversized BBQ grill, pizza oven, drinks chiller and high temperature meat cooker. The grounds have been meticulously landscaped, featuring a stunning South West facing infinity lawn, expertly designed patio areas, a Georgian style greenhouse and Kitchen Garden with raised beds, greenhouse and soft fruitage. There is an additional paddock with a pond, water feature and Riparian boundary.

## **LOCATION**

Leaving Douglas on Ballanard Road travel through the junctions with Ballaooates and Scollag Road. Continue onto the Ballamenagh Road and the property can be found after approx. 1 mile.

## **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. 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.

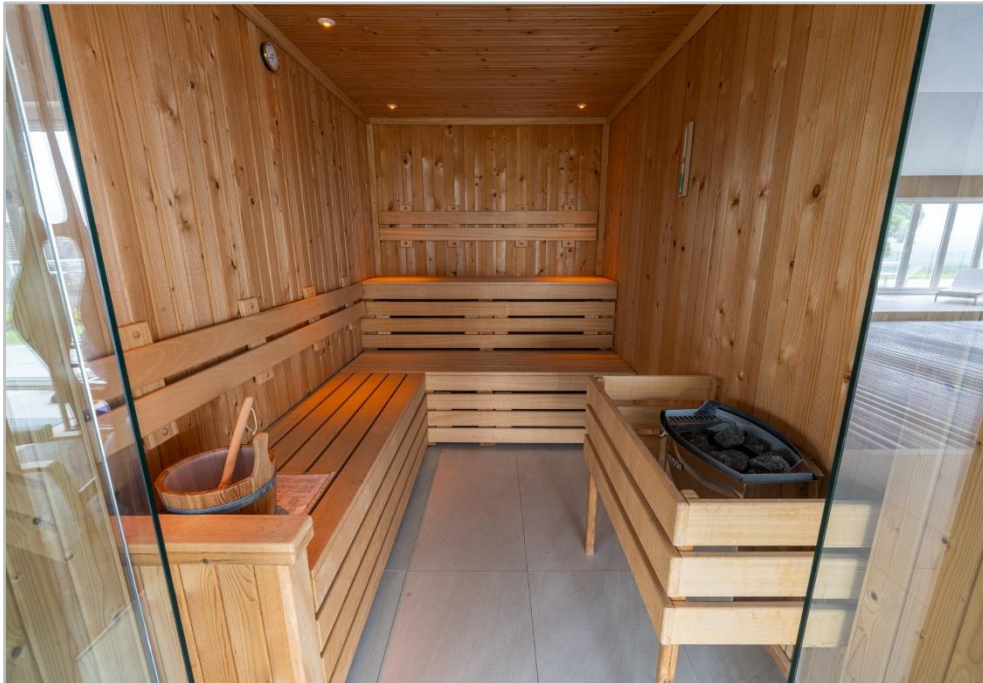




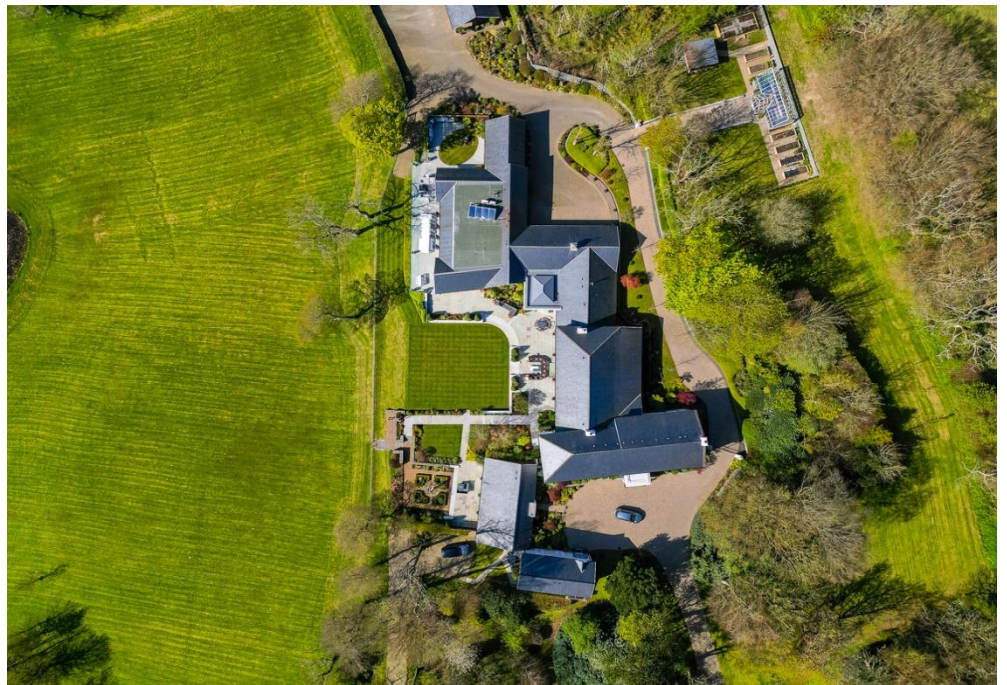
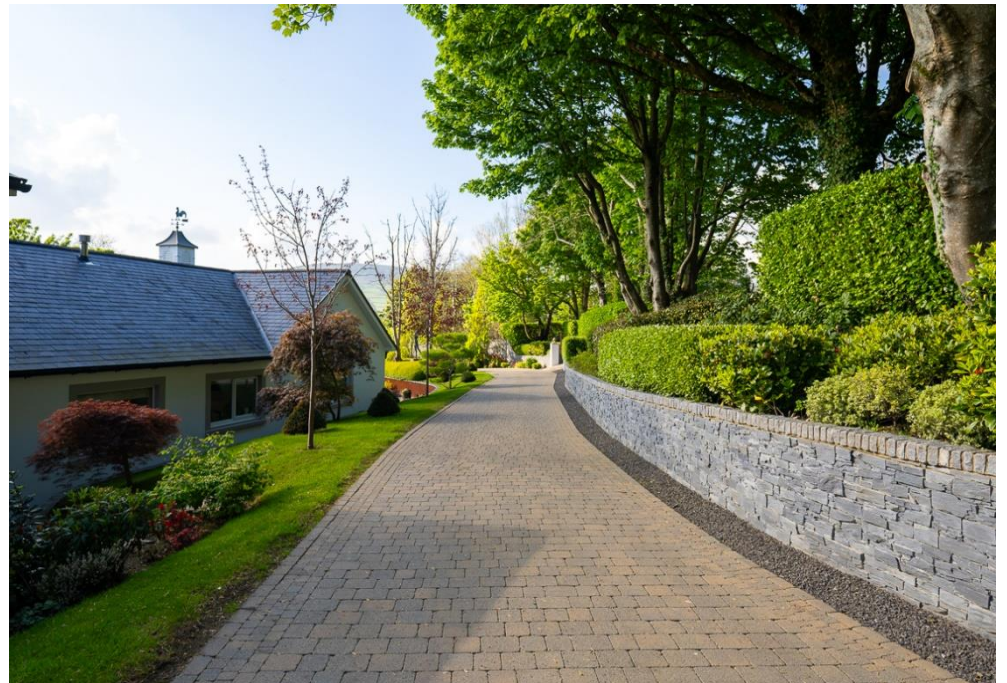














**LOWER GROUND FLOOR HALL**

**GYM**  
26'0" x 17'4"  
7.92m x 5.28m

**POOL ROOM**  
61'0" x 44'0"  
18.59m x 13.41m

**SUN TERRACE**

**TRIPLE GARAGE**  
35'10" x 21'9"  
10.92m x 6.63m

**KITCHEN/BREAKFAST ROOM**  
26'10" x 24'10"  
8.18m x 7.57m

**ORANGERY**  
24'3" x 16'11"  
7.39m x 5.15m

**LOUNGE**  
26'0" x 22'10"  
7.92m x 6.95m

**CINEMA**  
30'0" x 18'10"  
9.14m x 5.74m

**DINING ROOM**  
26'0" x 23'6"  
7.92m x 4.72m

**SNUG**  
18'10" x 12'10"  
5.73m x 3.81m

**REAR ENTRANCE HALL**

**BAR AREA**  
12'7" x 9'11"  
3.82m x 3.02m

**BOLER ROOM**  
10'0" x 18'0"  
3.35m x 4.63m

**CHANGING**

**STORE**

**WINE ROOM**

Floor plan details:

- SNOOKER ROOM**: 22'0" x 21'9"  
6.71m x 6.54m
- PORCH**
- ENTRANCE HALL**
- HALL LANDING**
- VOID**
- DRESSING ROOM**
- MASTER BEDROOM**: 26'8" x 22'4"  
8.13m x 6.81m
- BEDROOM 2**: 28'8" x 19'9"  
8.75m x 6.01m
- ENCLITE**: 12'7" x 7'5"  
3.52m x 2.29m
- CLOAKROOM**
- STUDY/LIBRARY**: 20'9" x 19'2"  
6.32m x 5.84m
- BALCONY**
- ENCLITE**: 15'7" x 11'9"  
4.56m x 3.36m
- ENCLITE**: 13'8" x 12'3"
- W.C.**: 1'10" x 4'11"
- W.C.**: 1'10" x 4'11"

ENSUITE  
11'7" x 9'2"  
3.49m x 2.80m

ENSUITE  
11'7" x 9'2"  
3.49m x 2.80m

BEDROOM 5  
12'7" x 11'2"  
3.84m x 3.35m

BEDROOM 6  
12'7" x 11'2"  
3.84m x 3.35m

LANDING

BEDROOM 4  
15'10" x 9'10"  
4.83m x 2.99m

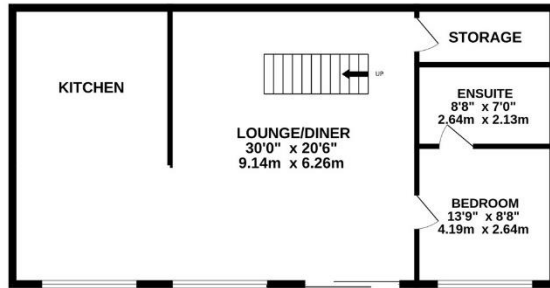
BEDROOM 3  
22'8" x 19'4"  
6.91m x 5.90m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

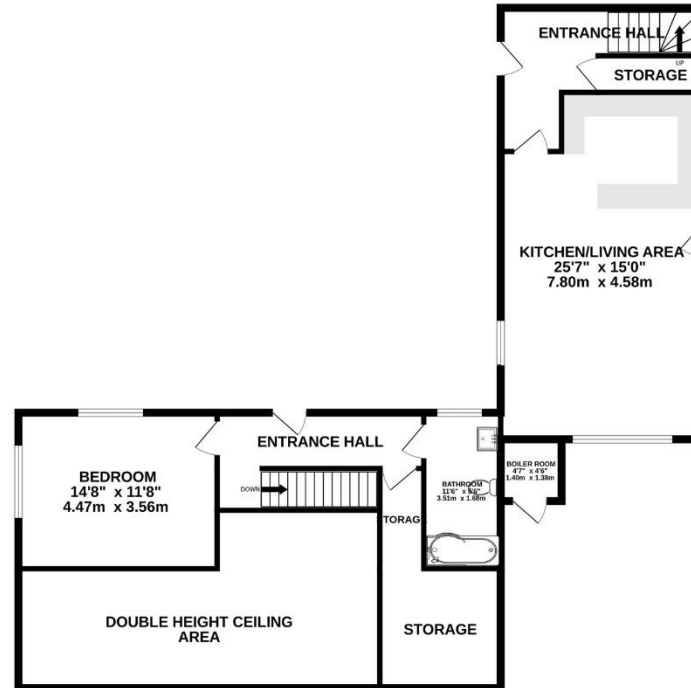
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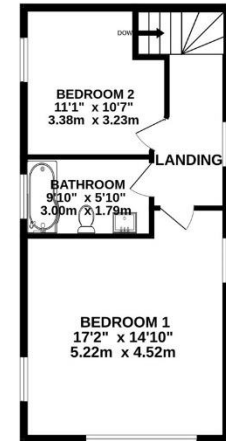
LOWER GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



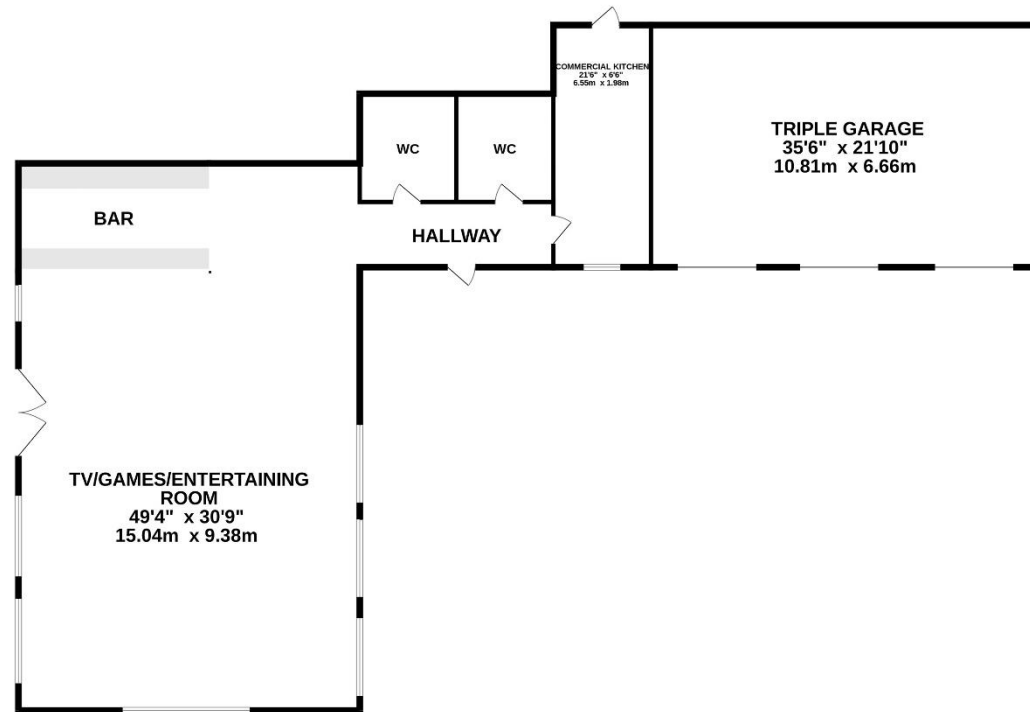
TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.

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GROUND FLOOR  
2759 sq.ft. (256.3 sq.m.) approx.



TOTAL FLOOR AREA : 2759 sq.ft. (256.3 sq.m.) approx.

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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. 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.