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Fildraw, Phildraw Road, Ballasalla, IM9 3EH
Asking Price £2,850,000

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Fildraw - A Magnificent Detached Executive Home on Phildraw Road Fildraw is an exceptional detached executive home, offering luxury, privacy, and a unique blend of historic charm with modern living. Set in a secluded location on Phildraw Road, this magnificent property sits on approximately 14 acres of beautifully maintained gardens, with over 8,000 square feet of living space. Combining period character with contemporary convenience, Fildraw is the perfect residence for those seeking elegance and tranquility in a rural setting. Dating back to the early 1800s, the original cottage has been significantly extended and modernised to include state-of-the-art amenities, while still preserving its period features. The property offers a rare opportunity to own a historic yet fully modernised home, featuring three bright and airy reception rooms, a luxurious pool complex, and five en-suite double bedrooms, all set amidst sprawling lawns and mature trees. Solid oak handmade doors feature throughout together with Jim Lawrence door and window furniture and electrical fittings.



LOCATION

Travelling from Castletown, past the airport, proceed into Ballasalla. Over the level crossing, go straight ahead at the Whitestone roundabout and right at the second roundabout into Crossag Road. Continue ahead and take first left hand turn and follow the road into Phildraw Road. Proceed for approx. 0.5 miles to where Fildraw is located on the right hand side of the road.

ENTRANCE PORCH

GROUND FLOOR

HALLWAY

19' 7" x 11' 0" (5.96m x 3.35m)

SHOWER ROOM

INTEGRAL TRIPLE GARAGE

31' 1" x 19' 5" (9.47m x 5.91m)

PLANT ROOM

14' 1" x 9' 10" (4.29m x 2.99m)

POOL ROOM

39' 4" x 19' 8" (11.98m x 5.99m)

GARDEN ROOM

35' 8" x 30' 1" (10.86m x 9.16m)

INNER COURTYARD

8' 0" x 7' 8" (2.45m x 2.34m)

LOUNGE

28' 7" x 18' 2" (8.71m x 5.53m)

DINING ROOM

25' 11" x 14' 11" (7.89m x 4.54m)

BREAKFAST KITCHEN

24' 0" x 15' 0" (7.31m x 4.57m)

UTILITY ROOM

15' 0" x 6' 0" (4.57m x 1.83m)

FAMILY ROOM

25' 11" x 13' 0" (7.89m x 3.96m)

FIRST FLOOR

HOME OFFICE

STUDY NOOK

7' 0" x 6' 6" (2.13m x 1.98m)

BEDROOM 2

31' 1" x 19' 8" (9.47m x 5.99m)

ENSUITE BATHROOM

10' 5" x 9' 6" (3.17m x 2.89m)

BEDROOM 1

28' 7" x 17' 9" (8.71m x 5.41m)

ENSUITE BATHROOM

8' 10" x 8' 10" (2.69m x 2.69m)

BEDROOM 3

15' 9" x 14' 11" (4.80m x 4.54m)

DRESSING ROOM

20' 4" x 13' 0" (6.19m x 3.96m)

ENSUITE BATHROOM

LANDING

BEDROOM 4

18' 3" x 15' 1" (5.56m x 4.59m)

ENSUITE BATHROOM

BEDROOM 5

11' 9" x 10' 2" (3.58m x 3.10m)

ENSUITE BATHROOM

BASEMENT STORAGE / WINE CELLAR

OUTSIDE

Approximately 14 acres of beautifully maintained gardens.

OUTBUILDINGS

Barn / Houses garden equipment

25' 0" x 20' 1" (7.61m x 6.12m)

Workshop 1 17'0" x 17' 0" (5.18m x 5.18m)

Workshop 2 17'0" x 17' 0" (5.18m x 5.18m)

SERVICES

Mains water and electricity. Private drainage. Oil and Gas central heating.

VIEWING

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

POSSESSION

Vacant on completion. 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.

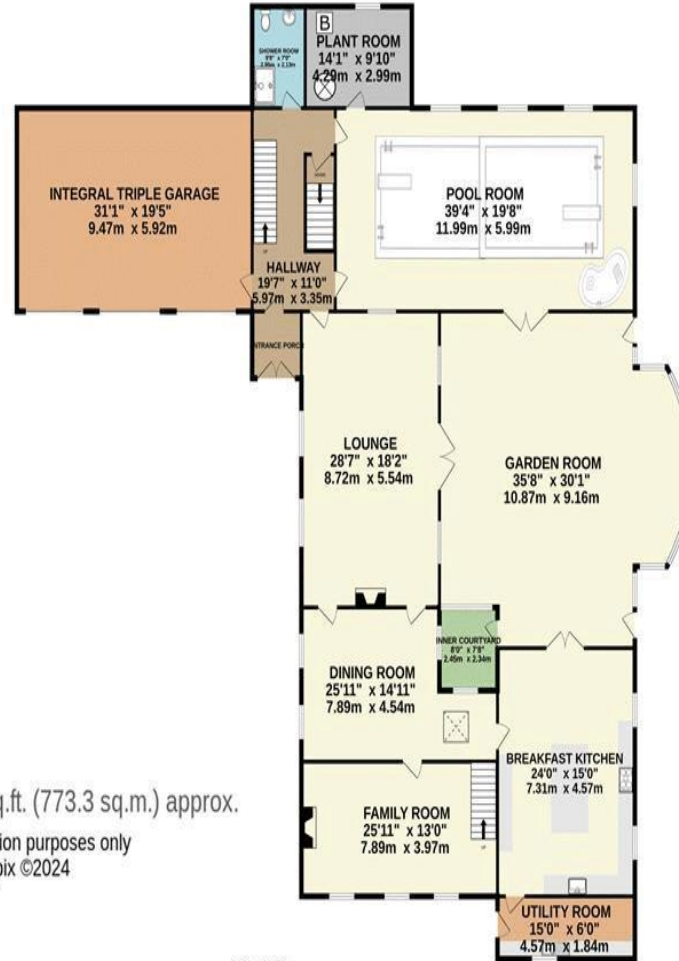
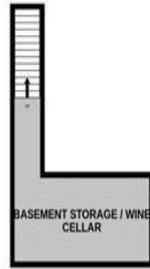
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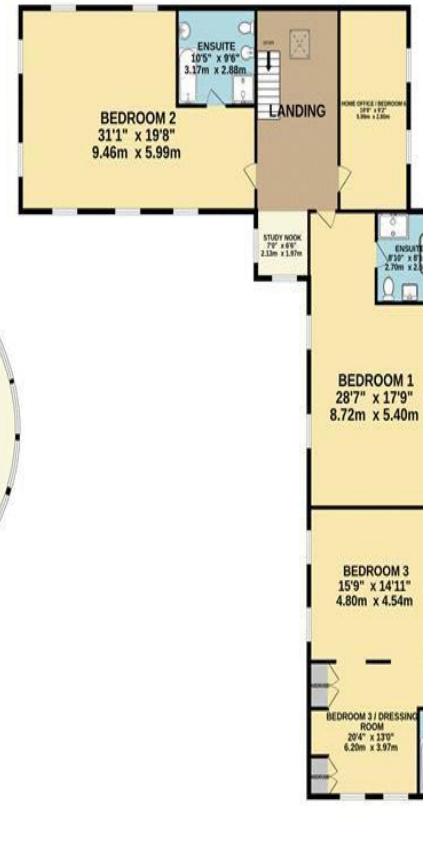




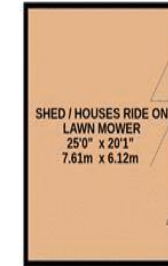
BASEMENT
224 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR
4496 sq.ft. (417.9 sq.m.) approx.



1ST FLOOR
2524 sq.ft. (235.2 sq.m.) approx.



OUT BUILDINGS
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 8324 sq.ft. (773.3 sq.m.) approx.

Not to scale for identification purposes only
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Since 1854

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