



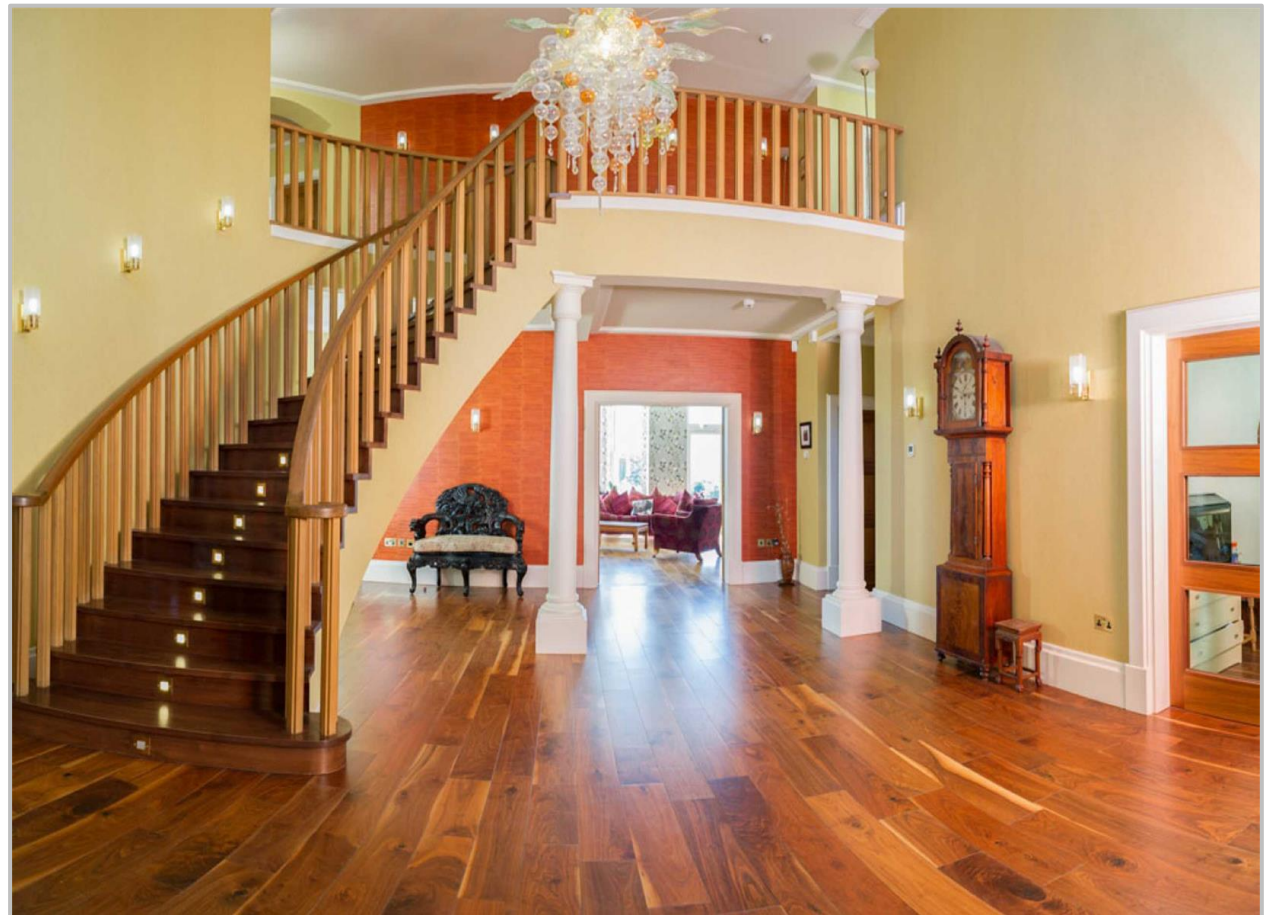
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Cooil Cam, St Marks Road, Ballasalla, IM9 3AG
Asking Price £3,850,000

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Cooil Cam is an outstanding house with superb, intricately designed bespoke accommodation and facilities. Situated in one of the most sought after locations on the Isle of Man. The house sits in an elevated hilltop position yet is sheltered from the prevailing winds by its own mature private woodland. Incredibly accessible whilst infinitely private, Cooil Cam is located outside the village of St. Marks some 15 minutes from Douglas, the Island's main town, and only 10 minutes from Ronaldsway Airport, the Private Jet Centre and the Isle of Man's two private schools, The Buchan and King William's College. Cooil Cam's idyllic setting is matched by spacious intricately designed living accommodation, incorporating many discreet features that are required for modern day family life.





Few houses can offer as magnificent a setting as Cooil Cam which stands overlooking the beautiful Manx countryside and Langness Peninsula beyond, sitting in 7 acres. Approached via a private road of approximately ½ mile, the house is encircled by mature woodland and parkland gardens. Cooil Cam is, first and foremost, a family home. Designed and constructed to the highest standard, with attention to detail at its very core. Whether it's the orientation of the house, the beautiful 'Chinese Room' with its deep bay window and double French doors overlooking the courtyard garden, or the handmade Andrew Williamson kitchen, this impressive house provides a sanctuary amid a private estate offering a lifestyle choice that's second to none. This is all apparent from the very moment of stepping across the threshold into the magnificent galleried entrance hall with bespoke handmade walnut helical staircase and custom designed glass chandelier commissioned from renowned Czech artist, designer and architect Borek Sipek. In summary the accommodation briefly comprises; Stunning galleried Entrance Hall, Four Reception Rooms, Kitchen, Dining Room, Conservatory, Study, Utility Room, Master Bedroom with en-suite Bathroom and Dressing Room, and four further Bedrooms each with en-suite facilities. To the second floor is a Games Room, two further Bedrooms, Bathroom and additional storage. Triple Garage, detached Plant Room, General Purpose Barn, Courtyard Garden, parkland with private woodlands and extensive lawned gardens with spectacular views across the south of the Island.

ENTRANCE PORCH

Gloss timber front entrance door with brass fittings and ironmongery, Peruvian travertine tiled floor, lighting control module, ADT alarm system, recessed ceiling light fittings and light well. Inner part glazed walnut door with stained glass panels to the side provide access into;

ENTRANCE HALL

24' 0" x 19' 6" (7.31m x 5.94m)

Stunning galleried entrance hall with bespoke handmade helical walnut staircase, matching walnut floor covering, brass wall mounted light fittings with frosted glazed shades, twin Romanesque columns delineating between the front and rear parts of the hall.

CHINESE ROOM

21' 0" x 19' 6" (6.40m x 5.94m)

Superb feature deep bay window and French doors provide stunning views over the Courtyard garden and countryside beyond. Matching walnut floor covering. Ornate recessed fireplace with granite hearth, limestone marble surround and mantle piece

MUSIC ROOM

14' 9" x 16' 0" (4.49m x 4.87m)

Twin glazed insert double walnut doors, matching walnut floor covering, large dual aspect room, wall mounted electronic lighting and separate Opus music control systems, feature custom design pendant light fitting with additional suspended light fittings.

KITCHEN

20' 0" x 19' 6" (6.09m x 5.94m)

Custom built 'Andrew Williamson' bespoke designed fitted dining kitchen, featuring horizontal olive ash veneer units with contrasting black marble work surfaces, Peruvian travertine tiled floor covering, oil-fired Aga with single oven, warming oven and twin hot plates set in a recessed matching black marble alcove. Intricately designed drop ceiling to match the shape of the kitchen island with integral lighting rig. Integral TV and computer, Gaggenau steam oven and microwave, gas hob with central wok burner, central island to kitchen with a six place breakfast bar, under mounted Franke stainless steel sinks with mixer tap over, food waste disposal unit, and multipurpose sink and preparation unit with underneath storage.

DINING AREA

Large dual aspect formal dining area off the kitchen with floor to ceiling windows. Matching bespoke walnut floor covering. Feature drop down ceiling with four bespoke glass suspended light fittings to match the chandelier in the main entrance hall, recessed speakers and atmospheric peripheral strip lighting.

SNUG

11' 0" x 10' 0" (3.35m x 3.05m)

Matching walnut floor covering recessed multi fuel stove with black marble hearth and surround, framed by a contrasting limestone mantle piece. French doors provide access onto

the rear patio/sun terrace overlooking the courtyard. Drop down ceiling replicating the shape of the room with peripheral lighting, recessed speakers, double glazed walnut doors into the;

CONSERVATORY

19' 7" x 16' 4" (5.96m x 4.97m)

Superb triple aspect steel frame UPVC clad bespoke designed conservatory with stunning countryside and distant sea views featuring beautiful Peruvian travertine tiled floor coverings, electronic ceiling vents, TV and power sockets. Double doors provide access out onto the rear patio/sun terrace.

STUDY

11' 0" x 10' 0" (3.35m x 3.05m)

Matching walnut floor covering, fitted shelving, feature bay window providing excellent natural light, recessed lighting and speakers. There is a comms room accessible to the front of the Study with air extract system and vent providing ventilation and cooling for the house' infrastructure and control systems

REAR CLOAKROOM

Vanity wash hand basin and pedestal WC, fitted vanity unit, travertine tiled floor covering.

UTILITY ROOM

Practical, well planned utility fitted with a range of base, wall and drawer units with single stainless steel sink and drainer, chrome fittings and tiled splashbacks. Laundry shoot. Travertine floor tiles, custom designed solid oak

fitted hanging space with basket storage and shelving.

CLOAKROOM

Featuring a modern fitted white suite comprising pedestal WC and sink with chrome fittings, wall mounted mirrored vanity unit with lighting, heated towel warmer. Contrasting Travertine tiled floor and wall coverings.

BOOT ROOM

Fitted shoe and coat racks, hanging space and fitted shelving. Travertine tiled floor covering.

TRIPLE GARAGE

24' 6" x 22' 9" (7.46m x 6.93m)

Large integral triple garage with electronic sectional panel door, Lutron lighting control boards 'Home Works Lighting', additional storage and separate pedestrian access door at the side. Incoming telecoms, underfloor heating manifold.

FIRST FLOOR

MASTER BEDROOM

24' 6" x 17' 9" (7.46m x 5.41m)

Stunning master bedroom suite, with separate Dressing Room fitted with bespoke oak wardrobes, recessed shelving, drawers and cupboards, drop down ceiling with peripheral lighting, feature bay window providing unparalleled rural countryside and distant sea views. Recessed cupboard alcoves with shelving and overhead storage provide further hanging space. Matching walnut bespoke flooring.

ENSUITE BATHROOM

11' 9" x 11' 0" (3.58m x 3.35m)

Large, dual aspect en-suite fitted with a luxurious contemporary white suite, featuring an Alessi free-standing roll top oval bath with chrome fittings and separate shower attachment, Peruvian Travertine floor and wall tiles, heated wall mounted towel warmer, pedestal bidet, pedestal WC, 'His and Hers' sinks with chrome fittings, granite plinth worktop and under croft double cupboard, wall mounted vanity unit with storage behind, integral lighting, walk-in double shower with pebble effect contrasting floor tiling, large glazed shower panel, rainforest head with separate shower attachment.

BEDROOM 16' 0" x 12' 0" (4.87m x 3.65m)

Large, triple aspect double bedroom with matching walnut flooring, TV, power and CAT5 sockets and walk-in Dressing Room with bespoke oak hanging space, recessed shelving, drawer and cupboard units.

ENSUITE BATHROOM

8' 5" x 8' 5" (2.56m x 2.56m)

Fitted with a modern contemporary white bathroom suite comprising cantilevered 'floating' WC, pedestal sink with under croft storage, wall mounted vanity unit with overhead lighting, walk-in double shower with hinged glass door, rainforest shower head and separate shower attachment. Peruvian

Travertine floor and wall tiles, fitted storage solutions, chrome heated towel warmer.

BEDROOM 14' 9" x 16' 0" (4.49m x 4.87m)

Large dual aspect double bedroom with walk-thru Dressing Room, feature recessed ceiling light fittings, TV, power, and CAT5 cabling, controlled via wall mounted panels. Integral fitted roller blinds, walnut floor covering.

ENSUITE BATHROOM

11' 8" x 7' 9" (3.55m x 2.36m)

Fitted with a modern contemporary white Bathroom suite comprising bath, pedestal sink, cantilevered 'floating' WC and double shower enclosure with hinged glass door, 'amazon' oversized shower head with separate attachment, Peruvian Travertine floor and wall tiles, recessed LED spotlights. Wall mounted chrome heating towel warmer.

BEDROOM 14' 9" x 16' 0" (4.49m x 4.87m)

Large dual aspect double bedroom with walk through Dressing Room, fitted shelving and hanging space, walnut floor covering, wall mounted lighting control panels and flush fitted multi-coloured recessed ceiling lights.

ENSUITE BATHROOM

8' 5" x 9' 8" (2.56m x 2.94m)

Superbly appointed ensuite bathroom fitted with a modern white suite comprising corner bath, walk-in double shower enclosure with hinged glass door, rainforest showerhead and separate shower attachment, cantilevered

‘floating’ WC, single sink with chrome fittings, under croft vanity unit and wall mounted mirrored vanity unit. Peruvian Travertine floor and wall tiles. Chrome heated towel warmer.

BEDROOM 14' 9" x 16' 0" (4.49m x 4.87m)

Large dual aspect double bedroom, walnut floor covering, TV, power, and CAT5 sockets, and feature ‘star light’ fibre optic ceiling, walk-in wardrobe with fitted oak storage comprising hanging space, drawers, baskets, and shelving.

ENSUITE BATHROOM

Featuring a contemporary fitted white bathroom suite comprising bath with plumbed shower attachment, chrome fittings, wall mounted sink with under croft storage, vanity unit with overhead lighting, walk-in double shower with hinged glass door, rainforest head and separate shower attachment, Peruvian Travertine floor and wall tiles. Chrome heated towel warmer.

BEDROOM 14' 6" x 12' 0" (4.42m x 3.65m)

Featuring a contemporary fitted white bathroom suite comprising bath with plumbed shower attachment, chrome fittings, wall mounted sink with under croft storage, vanity unit with overhead lighting, walk-in double shower with hinged glass door, rainforest head and separate shower attachment, Peruvian Travertine floor and wall tiles. Chrome heated towel warmer.

LINEN CUPBOARD

Fitted shelving. PIR lighting sensor

OUTSIDE

Wine Cellar: Accessible from the garden via the kitchen steps providing temperature controlled wine storage.

Gardener’s Store: Outdoor storage with WC.

Plant Room: Detached plant room housing the twin Worcester central heating boilers, pressure sets, expansion vessels and computer (remotely) controlled central heating systems for the house. Buffer tank.

Detached Barn: Providing additional external storage for the property. WC. Power and services connected.

SERVICES

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

VIEWINGS

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

POSSESSION

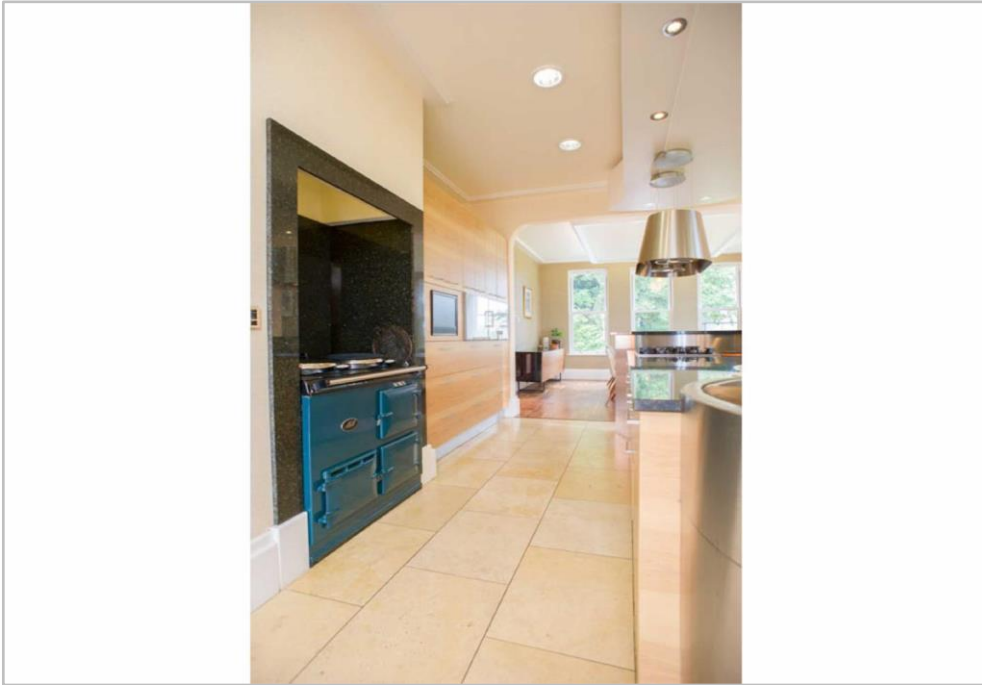
Vacant possession on completion of purchase.

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LOCATION

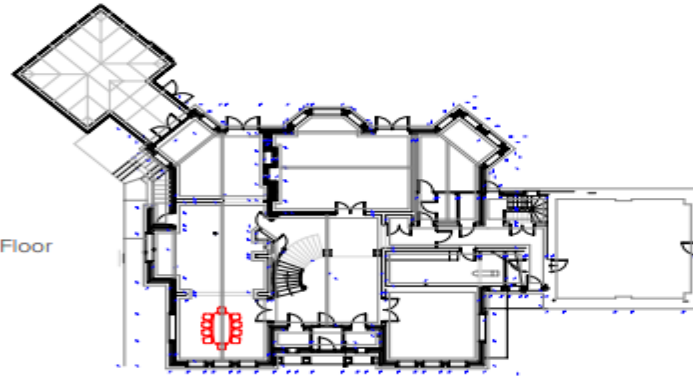
Travelling South from St Marks village to Ballasalla along the A26. Approximately mid-way, the entrance lane to Cooil Cam can be found on the left hand side, immediately before the right hand bend in the road. If you have travelled on the A26 beyond Knock E Vriew House on the right hand side of the road, you have travelled too far.



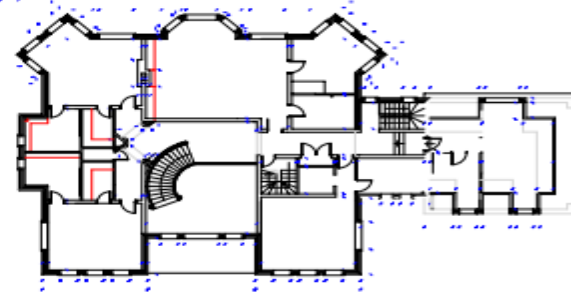


FLOOR PLANS

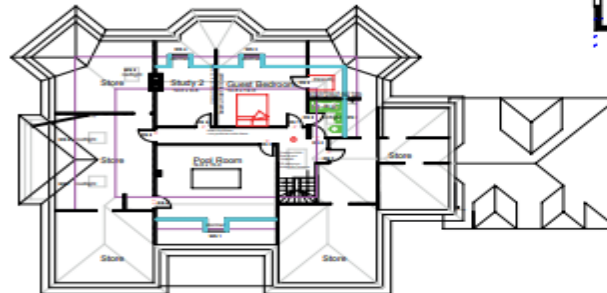
Ground Floor



First Floor



Second Floor



Since 1854



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