

Ref No: DDP02661

AUDLEY HOUSE, MAIN ROAD, UNION MILLS



PRICE £1,850,000

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Audley House, Main Road, Union Mills

- * Superior, Individually Designed, Modern Detached House
- * Luxuriously Appointed & Well Planned Accommodation
- * Multiple Top of the Range Energy Saving Features
- * 36' Lounge/Dining Room * 19' Family Room
- * Orangery
- * 24' Andrew Williamson Fitted Kitchen with Study off
- * 2 Utility Rooms * Cloakroom
- * 5/6 Double Bedrooms (5 Luxury En-Suite)
- * 27' Cinema Room/Gym
- * Large South Facing Balcony
- * Solar Panels Providing 70% of Hot water Supplement by Gas Boiler
- * Triple Glazed Krypton Filled Ecotherm Windows
- * Integral Double Garage
- * Large Enclosed Gravelled Front Forecourt & Good Size Enclosed Rear Garden
- * Internal Inspection Strongly Recommended

Audley House, Main Road, Union Mills

Audley House is a bespoke architect designed family house, offering over 6,000 sq ft of high quality living accommodation arranged over 3 floors. Briefly comprising a spacious 20' reception hall, 36' lounge/dining room, orangery, 19' family room, 24' Andrew Williamson fitted kitchen with study off, 2 utility rooms, cloakroom, 5/6 double bedrooms, 5 en-suites supplied by Villeroy & Boch and Hansgrohe and a 24' cinema room/gym. The property is constructed using a series of top of the range energy saving features which exceed modern building regulations, including triple glazed Krypton filled Ecotherm windows throughout and solar heating estimated to provide 70% of the hot water needs, all backed up by a high efficiency gas condensing boiler. There are solid concrete floors on the ground and first floors with under floor heating, high quality internal fixtures and fittings including Walnut internal doors, all floor and wall tiles supplied by Porcelanosa, lighting design provided by Luminaires using a range of designer light fittings from companies such as Flos, iGuzzini and Spiridon. All curtains, blinds and wallpaper are supplied by Cubbin & Bregazzi and the magnificent kitchen has been designed by Andrew Williamson. The TV points are wired with Cat 5 and Systemline multi-room entertainment has been installed in all principle reception rooms and bedrooms.

The price is to include all fitted floor coverings, curtains, blinds and light fittings.

The property is approached through electrically operated double wooden gates onto a gravelled forecourt providing abundant off-road parking and turning facilities. The front is enclosed by a series of conifers and curved walling to the front boundary. Numerous spotlights illuminate the house and gardens. The side and rear gardens are to be lawned. South facing rear garden enclosed by fencing, walling, hedging and a variety of mature trees. Gated access to the front forecourt. External water tap.

DIRECTIONS TO PROPERTY:

The property is approached by travelling out of Douglas from Quarterbridge on the main Douglas to Peel road (A1). Head towards Union Mills where Audley House will be found on the left hand side, just beyond the village shop.

Audley House, Main Road, Union Mills

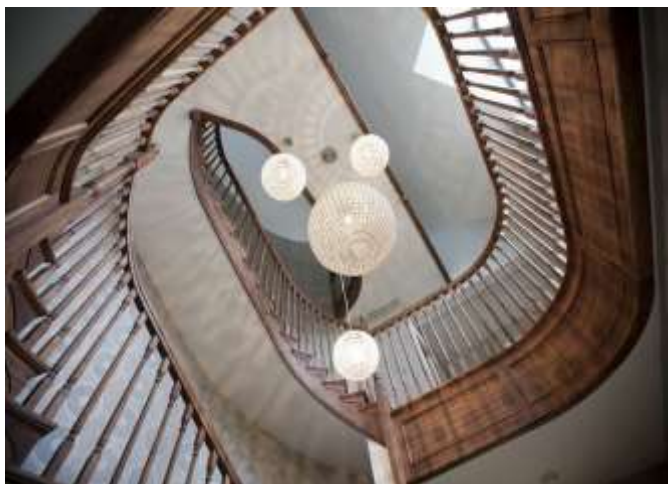
In greater detail the accommodation comprises:

GROUND FLOOR

Solid wood entrance door with sealed unit double glazed side panels leading to:-

ENTRANCE VESTIBULE Twin wall mounted contemporary light fittings. Tiled floor. Glazed double doors leading to:-

RECEPTION HALL (20'4" x 8'10" approx) Security control panel. Beautiful American black Walnut double height staircase. Contemporary chandelier. Cloaks cupboard with hanging and shelving. Tiled floor with under floor heating.



CLOAKROOM Fitted with a modern white suite comprising wall mounted wash hand basin and wall mounted WC with concealed cistern. Fitted vanity mirror with integrated lights. Part tiled walls. Obscured double glazed window to the front elevation. Low voltage down lighters.

LOUNGE/DINING ROOM (36'3" x 17'10" approx) Dual aspects to the side elevations with square bay window to the front elevation. Art Deco style coved ceiling and skirting. Traditional surround fireplace with raised hearth and a feature inset log effect gas fire. TV and satellite connections with a series of integrated speakers throughout the room. Low voltage down lighters and twin contemporary ceiling lights. Systemline multi-room entertainment control pad. Glazed double doors leading to:-

ORANGERY (16'10" x 15'7" approx) Wall mounted satellite connections with Systemline control points. Twin remote speakers. Low voltage down lighters. Glazed double patio doors leading to the garden and covered patio area.

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FAMILY ROOM (19'7" x 16'10" approx) Wall mounted inset log effect gas fire. Wall mounted satellite points. Systemline control panel. Twin ceiling mounted speakers. Low voltage down lighters. Glazed patio doors leading to the rear garden and patio area. Open access through to:-



LUXURY FITTED KITCHEN (24'4" x 21'3" approx) Exceptionally well fitted contemporary two-tone luxury kitchen designed by Andrew Williamson, fitted with a series of solid Wenge base and wall units with cream Silestone worktops incorporating a Franke stainless steel under mounted sink with separate Franke stainless steel 1½ bowl sink with chrome mixer tap and drainer. Cream Silestone up-stands. Concealed under unit lighting. Integrated twin Neff stainless steel oven with separate steam oven and Neff stainless steel coffee maker. Neff 4-ring induction hob with Neff pull-out stainless steel extractor system over. Integrated Neff fridge/freezer and dishwasher. Illuminated corner larder unit with retractable doors. Integrated double pan drawer and bin store. Retractable full height spice rack. Freestanding preparation island with a right angled solid wood breakfast area with retractable power supply. Recessed wall mounted flat screen TV housing with contrasting plinth and drawers beneath. iPod docking housing and Systemline control pad. Low voltage down lighters. Twin ceiling mounted speaker points. Tiled floor with under floor heating. Glazed double patio doors leading to the rear garden. Doorway to utility room and door way to:-

STUDY (11'6" x 5'0" approx) Computer points. Contemporary ceiling lights. Tiled floor with under floor heating.

UTILITY ROOM (9'10" x 7'6" approx) Fitted with a range of high gloss white units with solid Oak work surfaces. Stainless steel single bowl sink unit with mixer tap and drainer. Solid Oak seating area. Security control panel. Extractor fan. Tiled floor with under floor heating. Door to the integral double garage.

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FIRST FLOOR

MAIN LANDING Superb full height picture window to the front elevation.

MASTER BEDROOM (18'11" x 17'10" approx) Low voltage down lighters. Twin ceiling mounted speaker points with Systemline control pad. Wall mounted satellite connections. Bedside lighting. Glazed picture window to the rear elevation with glazed double doors leading onto the rear sun terrace and balcony with seamless glass balcony rail providing views over the south facing rear garden.



EN-SUITE SHOWER ROOM (14'5" x 8'9" approx) Fitted with a modern suite comprising double walk-in wet room shower with glazed screen and oversized rain shower head and separate personal shower. Wall mounted twin wash hand basins and wall mounted WC with concealed cistern. Contrasting fully tiled walls. Contemporary stainless steel heated towel rail. Mirrored cabinet with lighting. Series of low voltage of up-lighters and down lighters. Extractor fan. Tiled floor with under floor heating.

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BEDROOM 2 (19'10" x 17'11" approx) Wall mounted satellite connections. Bedside light controls. Full height window to the rear elevation with glazed double doors leading onto the rear sun terrace and balcony with seamless glass balcony rail providing views over the south facing rear garden.

EN-SUITE SHOWER ROOM (9'3" x 4'8" approx) Double walk-in wet room with glazed screen and oversized rain shower head and separate personal shower. Wall mounted wash hand basin and wall mounted WC with concealed cistern. Contrasting fully tiled walls. Stainless steel heated towel rail. Mirrored cabinet with lighting. Series of low voltage of up-lighters and down lighters. Extractor fan. Tiled floor with under floor heating.

BEDROOM 3 (17'6" x 16'11" approx) Wall mounted satellite connections. Bedside light controls. Large full height window to the front elevation.

EN-SUITE SHOWER ROOM (9'5" x 5'1" approx) Double walk-in wet room with glazed screen and oversized rain shower head and separate personal shower. Wall mounted wash hand basin and wall mounted WC with concealed cistern. Contrasting fully tiled walls. Stainless steel heated towel rail. Mirrored cabinet with lighting. Series of low voltage of up-lighters and down lighters. Extractor fan. Tiled floor with under floor heating.

BEDROOM 4 (17'3" x 15'1" approx) Wall mounted light control points. Bedside light switches. Wall mounted satellite points. Series of low voltage down lighters. Central ceiling light. Dual aspects windows to the side and rear elevations. Doorway leading to:-



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EN-SUITE SHOWER ROOM (9'6" x 5'10" approx) Double walk-in wet room with glazed screen and oversized rain shower head and separate personal shower. Wall mounted wash hand basin and wall mounted WC with concealed cistern. Fully tiled walls. Stainless steel heated towel rail. Mirrored double glazed cabinet with lighting. Series of low voltage of up-lighters and down lighters. Extractor fan. Tiled floor with under floor heating.

CINEMA ROOM/GYM (27'6" x 19'11" approx) This room can be used for a variety of uses with full height windows to the front and side elevations. Series of wall mounted lights with Systemline control pad. Wall mounted TV and satellite connections. Twin ceiling mounted speakers and contemporary ceiling light.



UTILITY ROOM (7'3" x 5'11" approx) Fitted with a range of high gloss white base and wall units with contrasting solid Oak work surfaces incorporating a stainless steel single bowl sink with mixer tap and drainer. Systemline Homenet server point. Plumbed for washing machine. Space for tumble dryer. Contemporary veiling light. Tiled floor with under floor heating.

SECOND FLOOR

LANDING Approached via American black Walnut staircase. Views over the front elevation. Series of wall lights.

BEDROOM 5 (17'0" x 17'0" approx) Sloping ceiling. Twin Velux skylights to the rear elevation. Bedside light switches. Access to a large undereaves storage space. Satellite connection. Separate service cupboard housing the pressurised hot water system.

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EN-SUITE SHOWER ROOM (9'4" x 4'6" approx) Double walk-in wet room with glazed screen and oversized rain shower head and separate personal shower. Wall mounted wash hand basin and wall mounted WC with concealed cistern. Contrasting fully tiled walls. Stainless steel heated towel rail. Mirrored double glazed cabinet with lighting. Series of low voltage of up-lighters and down lighters. Tiled floor.

BEDROOM 6/STUDY (18'9" x 17'11" approx) Sloping ceiling. Twin Velux windows to the rear elevation. Contemporary ceiling light. Soft light and satellite point. Large under-eaves storage cupboard.

OUTSIDE

INTEGRAL DOUBLE GARAGE (22'0" x 19'10" approx) Twin electrically operated up and over doors. Power, light and water connected. Gas fired central heating boiler. Pressurised hot water system. Solar heating controls. Door to the side garden.

SERVICES

All mains services are installed.
Gas fired central heating.
Triple glazed Krypton filled Ecotherm windows.

ASSESSMENT

Rateable value £400 Approx Rates payable £2034 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

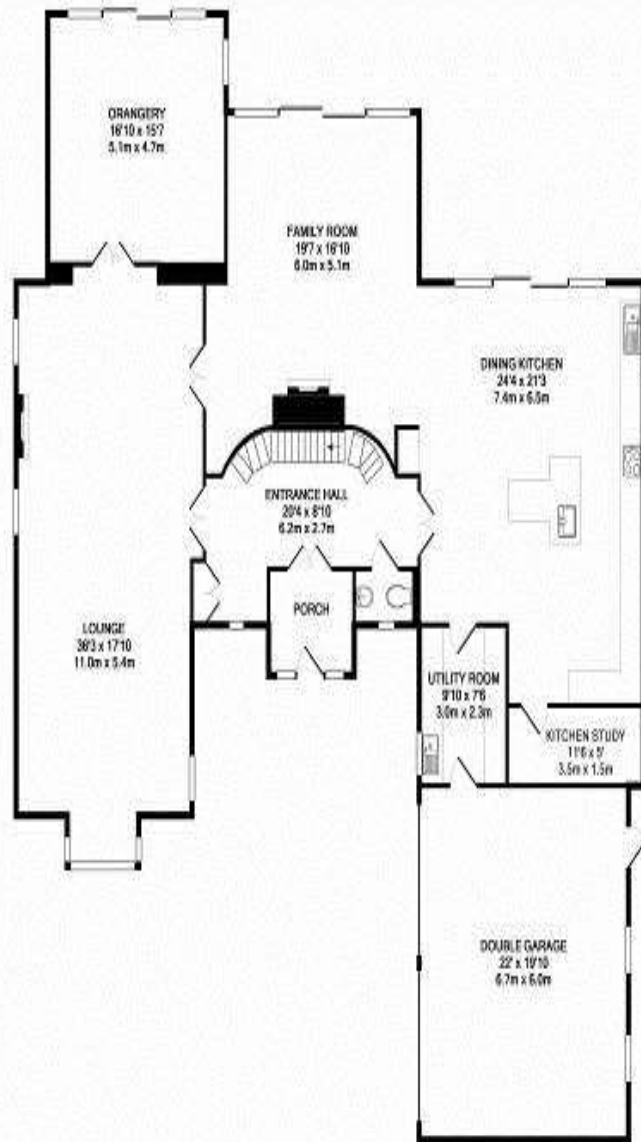
For further details and arrangements to view, please contact the Agents.

MORTGAGES

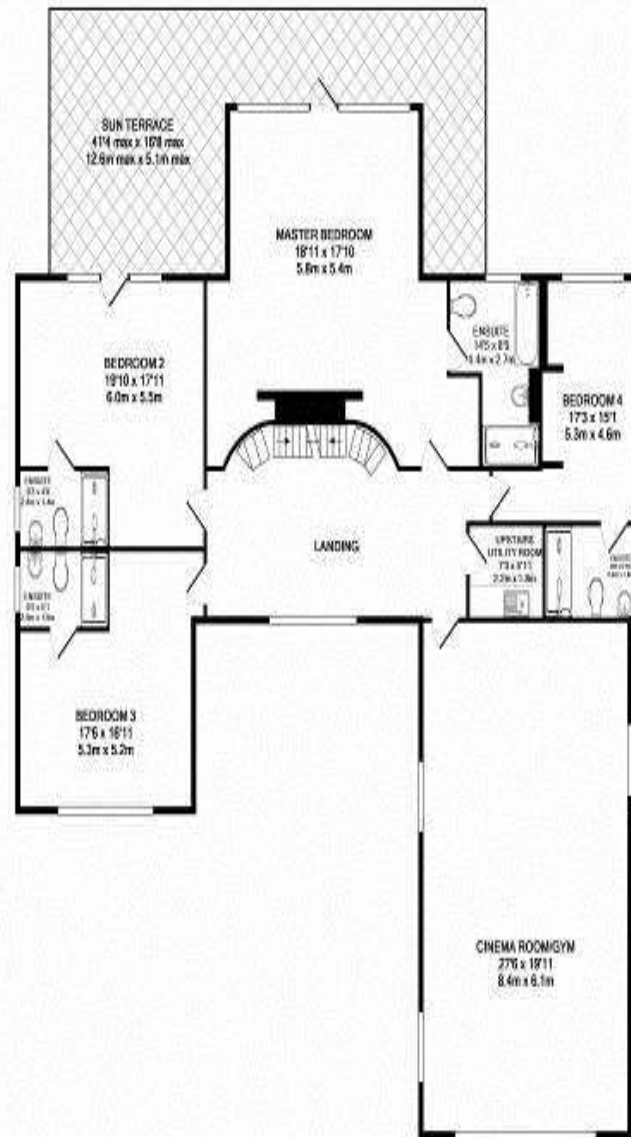
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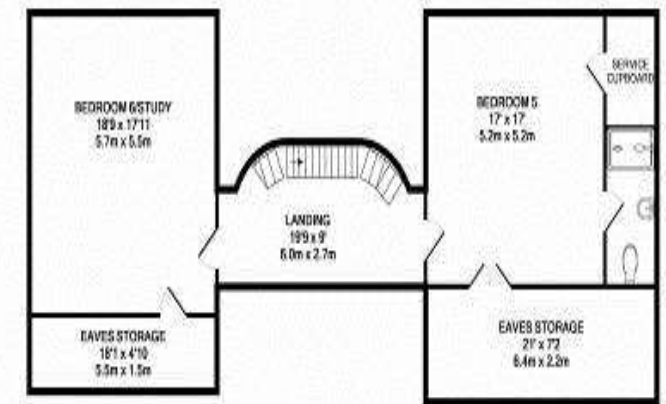
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GROUND FLOOR



1ST FLOOR



2ND FLOOR