



ASKING PRICE

£3,000,000



## THE DETAILS



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**Ballaclucas Farm & Equestrian Centre**  
**Top Road, Crosby**  
**£3,000,000**

**call in today or visit** [www.blackgracecowley.com](http://www.blackgracecowley.com) **for more details**

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## THE DESCRIPTION

- A unique opportunity to purchase a detached Farm House with Equestrian Facilities, can be sold separately
- The Farm House comprises, 3 Reception Rooms, Utility, W.C., 3 En-Suite Bedrooms are located on the ground floor
- 2 further Bedrooms with En-Suite, Dressing Room and Study located on the first floor
- Double Garage and off road parking for several cars
- Set in mature landscaped gardens with Summer House
- PP has been previously granted for a 2,000 sq ft swimming pool complex and gym
- Equestrian Facilities: Indoor Arena, Stables, Solarium and Hot Wash
- Menage, Tack Room, Coffee Area
- Approx 47 acres consisting of 33 enclosed paddocks
- Oil central heating and double glazed windows
- Viewing highly recommended

## THE PROPERTY

### DIRECTIONS

Leave Douglas town centre via the Quarterbridge roundabout and proceed onto the Peel Road. Turn right at the Jubilee roundabout and continue up the hill. Proceed across the Strang mini roundabout towards Mount Rule. Ballaclucas Farm will be observed on the right hand side by some cream walling with a retractable electric gate.

### BALLACLUCAS FARMHOUSE

#### ACCOMMODATION

Composite entrance door.

#### ENTRANCE PORCH (APPROX 8'7 X 6'3)

Solid wood floor. Chrome light switch.

#### ENTRANCE HALL (APPROX 25'9 X 7'0)

Impressive double height entrance hall with Velux roof light, exposed timber beams and recessed LED spotlights, useful storage cupboard off and Cloak Room.



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## Ballaclucas Farm & Equestrian Centre, Top Road, Crosby

### SHOWER ROOM (APPROX 7'0 X 5'8)

Fitted with a modern white suite comprising large glazed shower cubicle with plumbed in shower, pedestal sink and W.C. Tiled walls and floor. Heated towel rail, spotlights, wall mounted mirror and glass shelving.

### LOUNGE (APPROX 25'11 X 11'8)

A lovely family sized lounge with a continuation of the solid wood floor and exposed timber beams, recessed deep sill windows with original timber shutters. The centre piece of the room is a stunning fireplace with slate hearth, timber mantle and cast iron surround. There are fitted cupboard, drawers and a wall mounted recessed TV.

### BEDROOM 1 (APPROX 16'3 X 10'4)

A large sized ground floor double bedroom with exposed ceiling beams, wall lights, TV and power sockets. There are fitted roller blinds to windows.

### BEDROOM 2 (APPROX 15'7 X 11'3)

Large dual aspect ground floor double bedroom, fitted roller blinds to windows, wall lights, TV, power sockets and coved ceiling.

### DRESSING AREA (APPROX 6'2 X 6'2)

Glazed wardrobes with shelving providing essential wardrobe and storage space.

### EN SUITE

Comprising bath with tiled panel, pedestal sink with chrome mixer tap and W.C. Chrome heated towel rail and wall mounted illuminated mirror. Recessed LED spotlights. Tiled walls and floor.

### BEDROOM 3 (APPROX 17'7 X 16'4)

Large double bedroom with views over the front of the property and beyond.

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## EN SUITE

Comprising bath with tiled panel, pedestal sink and W.C. Tiles walls and stripped timber flooring. Wall mounted illuminated mirror. Recessed LED spotlights.

## BEDROOM 4 (APPROX 21'8 X 12'2)

Large dual aspect double bedroom. Fitted roller blinds. Coved ceiling, LED recessed spotlights and wall lights.

## EN SUITE WET ROOM (APPROX 8'9 X 7'6)

Recently re-fitted wet room comprising walk in shower with glazed panel and mosaic contrasting tiled flooring and surround, vanity wash hand basin and pedestal W.C. Matt effect floor tiles with contrasting gloss black wall tiles and underfloor heating. Heated towel rail and wall mounted illuminated mirror.

## FAMILY ROOM (APPROX 21'9 X 18'4)

Superb family room with feature multi-fuel stove, recessed into a bespoke Yorkshire stone fireplace with oak mantle and limestone hearth. Jerusalem limestone flooring. Wired for surround sound and TV. Velux roof lights which are motorised for opening and closing. Chandeliers. Glazed gable end, French doors which open out onto the patio. Glazed atrium roof light. Underfloor heating and thermostat control. TV and power sockets. Steps down to:

## KITCHEN BREAKFAST ROOM (APPROX 24'11 X 22'0)

Split level Kitchen Breakfast Room with beautiful timber floors and exposed roof trusses. Solid pine kitchen comprising base, wall and drawer units, integral electric oven and microwave, twin burner AGA with exposed flue. Kitchen island, twin under mounted Belfast sinks with grooved drainer, 4-ring bottled gas hob with extractor over. Jøtul multi-fuel stove with brick hearth and surround. Jerusalem limestone flooring. The breakfast room has exposed timber beams, wall lights and 2 Velux roof lights, one motorised and one conventional. There is a cloaks/storage cupboard and access into the:

## UTILITY (APPROX 17'11 X 7'7)

Fitted with a solid pine kitchen comprising base, wall and drawer units, stainless steel sink and drainer with chrome mixer tap, a continuation of the floor covering and recessed LED spotlights.



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## FIRST FLOOR

### MASTER BEDROOM (APPROX 27'9 X 12'11)

Super sized double bedroom with exposed timber roof trusses and beams. Triple aspect windows which provide stunning countryside and rural views. Cast iron fireplace with slate hearth, timber surround and mantle. Built in cupboards with recessed shelving. Spotlights. Steps up to:

### HIS'N'HERS DRESSING AREA (APPROX 11'0 X 9'11)

Fitted cupboards and wardrobes, built in dressing table with a Velux window providing natural light. Recessed LED spotlights.

### EN SUITE

Comprising a large walk in shower cubicle with multiple functions, Kohler free standing bath with mixer tap and a separate shower attachment, wall mounted Kohler sink with a mixer tap and a pedestal W.C. Chrome heated towel rail, recessed shelving, fitted mirror over sink and twin Velux roof lights.

### STUDY/OFFICE (APPROX 16'2 X 15'1)

Dual aspect room with a large amount of space suitable for a variety of uses. Exposed timber roof trusses and spotlights.

### NURSERY/OFFICE

Recessed LED spotlights, Velux windows and fitted Venetian blinds.

### GARAGE (APPROX 19'0 X 19'0)

Electric up and over door. Power and light installed. Boulter oil fired central heating boiler. Pressurised hot water system.

### AGENT'S NOTE

Full planning permission has been previously granted for a 2,000 sq ft swimming pool complex and gym.

### EQUESTRIAN CENTRE

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## EQUESTRIAN CENTRE

No expense has been spared with this new superb equestrian facility which can be run as it is now in a commercial capacity or alternatively for private usage. With an array of different barns it could also be used for alternative business subject to planning. The whole facility is covered by energy efficient LED lighting and 3 phase electricity.

## INDOOR ARENA (APPROX 46M X 23.5M)

The facility is built to an exemplarily standard with a sound track surface mixed with white sand. The Biddlecomb arena mirrors are larger than standard size and on a tilt system. The kick boards are made from plastic, saving time on maintenance and give the arena a more polished look and feel.

## 10 STABLES, TACK ROOM, HOT WASH AND SOLARIUM (APPROX 26.9M X 11.4M)

Monarch stables all with automatic drinkers and fitted with rubber matting. The Solarium is height adjustable at the touch of a button. The hot wash is a gas fired heating system.

## ENCLOSED LEAN TO

Mezzanine level and covered area large enough to park lorries under.

## ADDITIONAL STABLES AND SHED

2 X quarantine stables. Horse jump storage shed.

## 2 ADDITIONAL SHEDS

## MENAGE (APPROX 40M X 20M)

Outdoor floodlight menage. British dressage compliant.



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## LAND

Approximately 47 acres consisting of 26 enclosed paddocks, 2 quarantine paddocks and 5 restricted grazing paddocks all with horse safe fencing.

## BOTTOM YARD

13 stables LED strip lighting.

## TACK ROOM/ COFFEE AREA AND W.C

Further storage and feed facilities.

## AGENT'S NOTE

Planning designated as a commercial yard for business purposes. Can be run as a private facility if commercial status not required.

## SERVICES

All mains services are installed. Oil fired central heating.

## TENURE

The Tenure is Freehold.

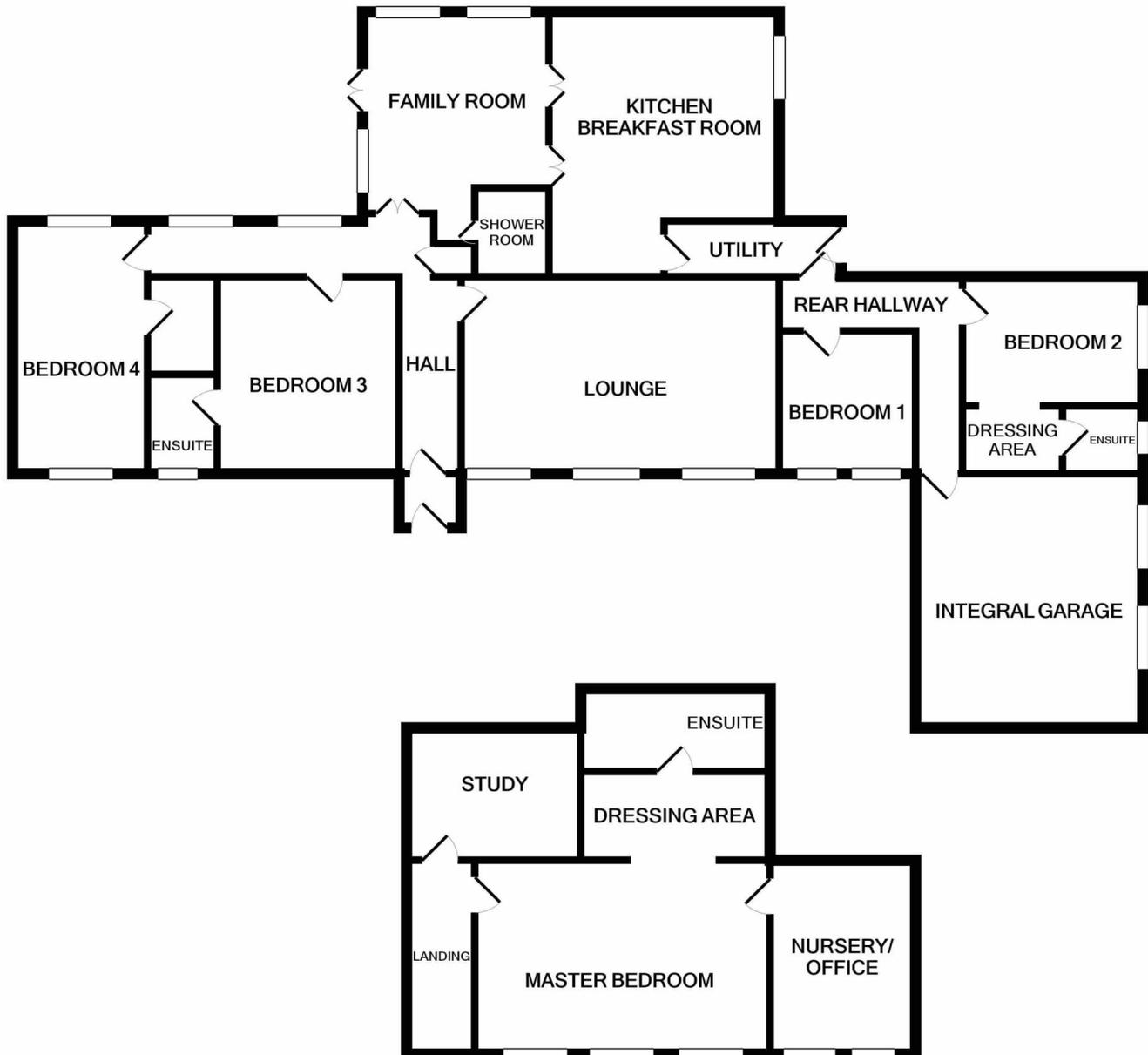
## POSSESSION

Vacant possession on completion of purchase.

## VIEWINGS

By appointment through the agent Black Grace Cowley.

## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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