



# THE BALLIARGEY ESTATE

ABBEYLANDS, DOUGLAS

black  
grace  
cowley

ESTATE AGENTS



—THE—  
**BALLIARGEY**  
—ESTATE—

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 fruit cage. There is an additional paddock with a pond, water feature and Riparian boundary.





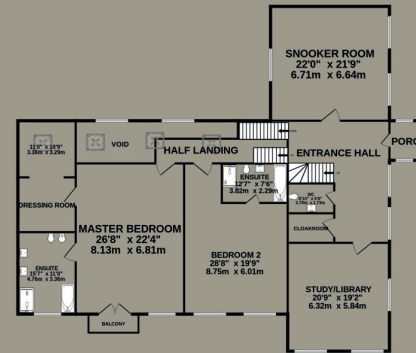
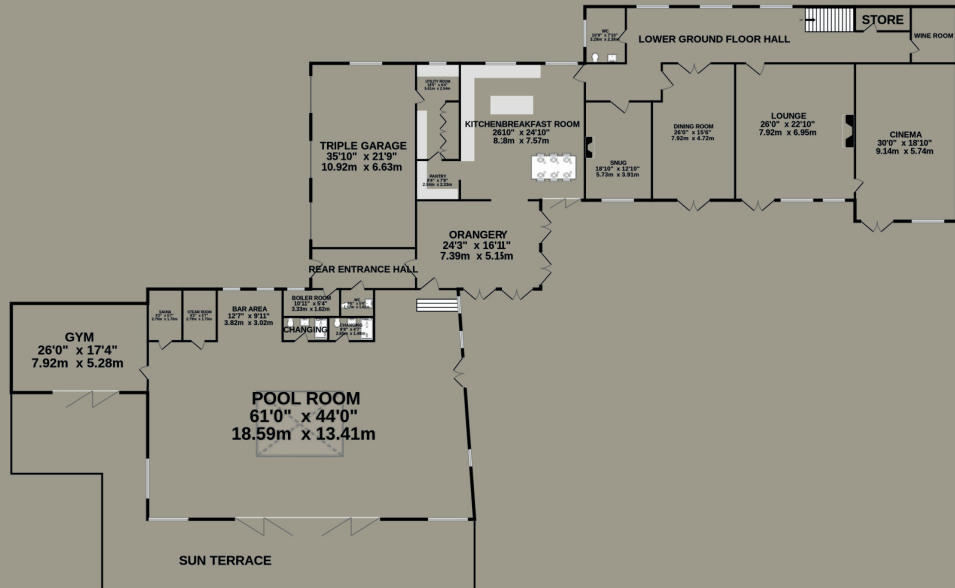




LOWER GROUND FLOOR  
7903 sq ft (734.2 sq m) approx.

GROUND FLOOR  
3290 sq ft (305.7 sq m) approx.

FIRST FLOOR  
1381 sq ft (128.3 sq m) approx.

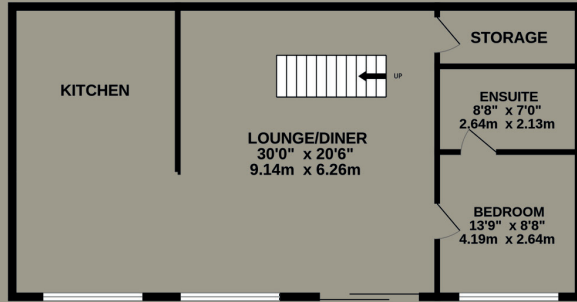


TOTAL FLOOR AREA : 12574 sq.ft. (1168.2 sq.m.) approx.

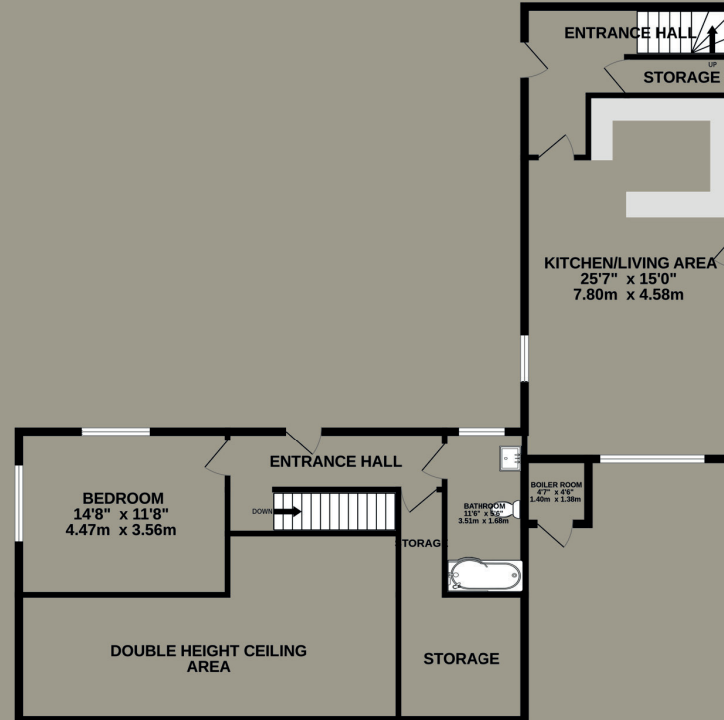
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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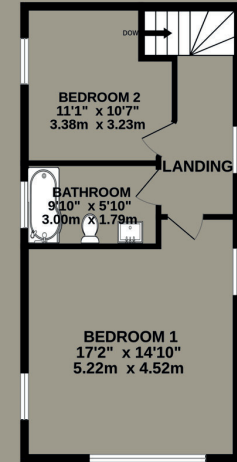
824 sq.ft. (76.5 sq.m.) approx.



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



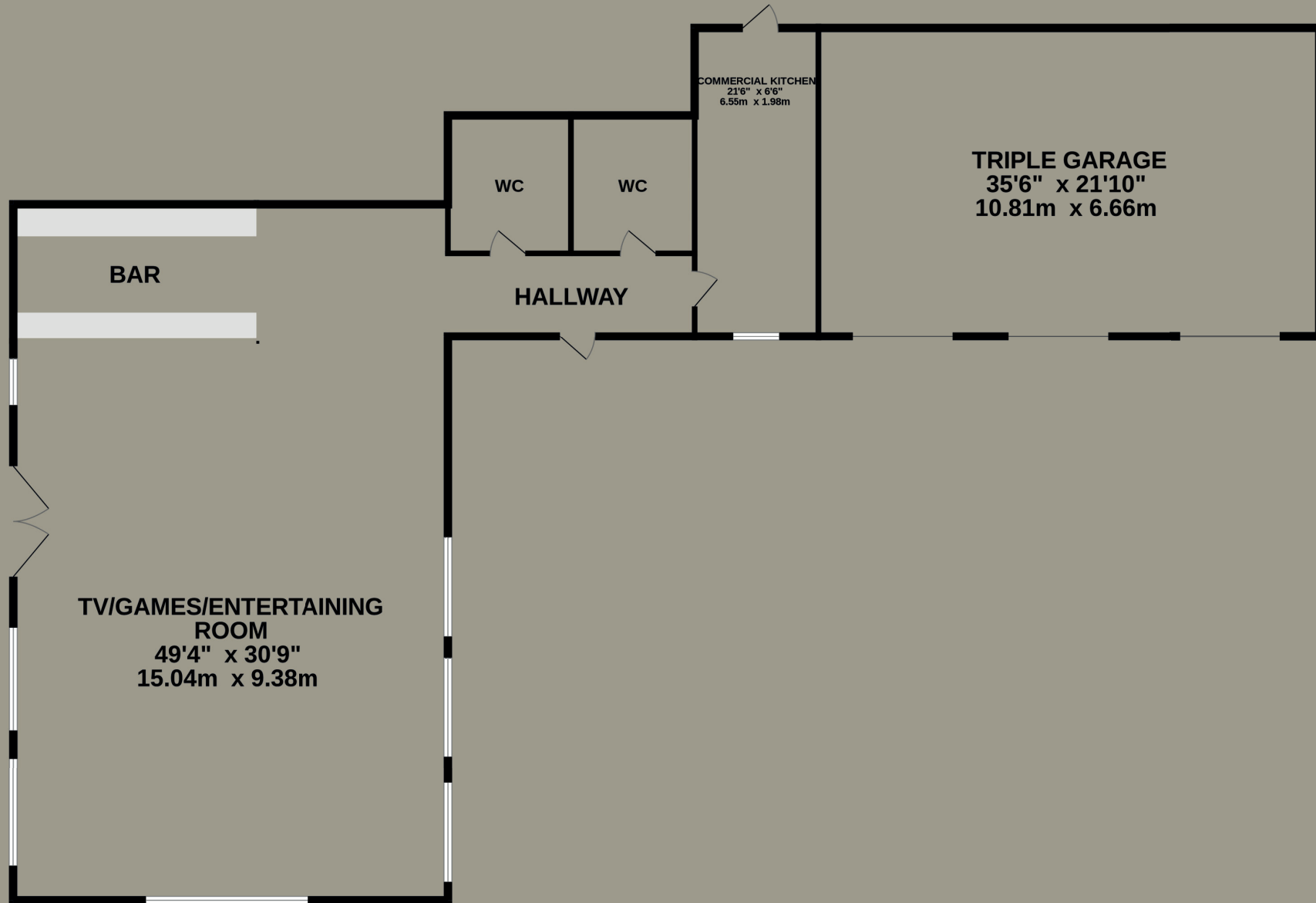
481 sq.ft. (44.7 sq.m.) approx.



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

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



Viewing strictly by appointment only. Please contact:

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