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The Cronk, Smeale Road, Andreas, IM7 4JA  
**Asking Price £4,200,000**

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A stunning country house affording tremendous privacy with panoramic views in all directions. Accessed via a long private drive and set in 22 glorious acres. The Cronk is very much the quintessential luxury family home. Flexible accommodation with a substantial principal house and linked contemporary cottage - "Cronk Beg" dates back to the 1800's, and was painstakingly re-built in 2023. Connected by the stunning Family Room, with spectacular 180 degree views, "Cronk Beg" boasts flexible and contemporary open-plan accommodation, downstairs w/c, and spa room with sauna. The first floor is accessible via a vaulted oak and glass staircase with automatic lighting. Off the landing are 2 fabulous double bedrooms with vaulted ceilings, walk in wardrobe, and a large luxury bathroom and a walk-in shower. Perfect for multigenerational living. Stunning manicured gardens and a picture perfect rear courtyard with exquisite topiary and rare trees. Future proofed with a 36 panel solar array, air source heat pump, 25KW battery and OFCH boiler.



## LOCATION

From Ramsey travel northbound on A9 towards Andreas Village. From Andreas School travel along the A17 Bride Road towards the roundabout and turn left onto the Smeale Road. Drive past the entrance to Ballalough Estate and take the second turning on right and the property can be located at the end of this road.

## PORCH

## HALL

### DINING ROOM 19'11 x 13'10 (6.08m x 4.21m)

Dual aspect. Feature fireplace with log burner. Double doors to

### KITCHEN 23'1 x 13'10 (7.04m x 4.21m)

Beautiful bespoke handmade kitchen by Greenwich Woodworks. Alpha range. Neff electric oven, microwave, warming drawer, Miele dishwasher. Neff induction hob. Amana fridge freezer. Liebherr wine cooler. Underfloor heating. Pantry.

### BREAKFAST ROOM 15'11 x 13'4 (4.86m x 4.06m)

Triple aspect. Comms cupboard.

### LOUNGE 24' x 18'9 (7.32m x 5.71m)

Vaulted ceiling. French doors to outside. Log burner in feature limestone hearth. Wood flooring with underfloor heating and a breathtaking vaulted ceiling with oak beams.

### UTILITY 10'11 x 9'8 (3.32m x 2.94m)

With Store room off. 2 doors to outside. Under floor heating. Separate WC with luxury shower and vanity unit.

### SITTING ROOM 27'9 x 15'9 (8.46m x 4.79m)

Dual aspect. Feature fireplace with log burner. French doors to;

### FAMILY ROOM 34'6 x 15'9 (10.52m x 4.79m)

Versatile entertaining space with 180 degree views from the sea to Snaefell. Fitted bar with butlers pantry. Door linking to guest cottage.

### BOOT ROOM 17'2 x 6'5 (5.23m x 1.96m)

WC. Door to outside.

## FIRST FLOOR: LANDING

Double doors to walk-in wardrobe/laundry.

### MASTER SUITE 16'6 x 15'9 (5.03m x 4.79m)

Ensuite shower room. Walk-in wardrobe. Link to study. Door to outside.

### BEDROOM 2 13'10 x 11'9 (4.21m x 3.57m)

With ensuite shower room.

### BEDROOM 3/STUDY 14'7 x 13'10 (4.45m x 4.21m)

Ensuite.

## SECOND FLOOR: LANDING

2 doors to eaves storage.

### BEDROOM 4 16'6 x 9'11 (5.02m x 3.02m)

### BATHROOM 15'7 x 8'4 (4.74m x 2.53m)

### BEDROOM 5 15'7 x 9'11 (4.74m x 3.02m)

## CRONK BEG

The ground floor has an open plan Kitchen/dining and lounge area. Bedroom/snug. First floor having 2 double bedrooms and large bathroom and shower room.

## GARDEN ROOM

Externally there is a large and fully tiled 41x19ft sunny Garden Room which incorporates a 6 person jacuzzi, loungers, bistro and floor lighting.

## OUTSIDE

Porcelain tiled terrace with outdoor lighting, accessed via the triple doors of the Family Room that offers buyers the opportunity to enjoy spectacular views and evening sunsets. Stunning mature gardens surround the property extending to approx. 2 acres.

Grass paddocks extending to approx. 20 acres.

Grassed over sandschool 40' 0" x 20' 0" (12.18m x 6.09m)

**BARN:** 52'7 x 46'7 (16.02m x 14.19m) &

**STABLES:** 41'6 x 25'7 (12.64m x 7.79m) with storage above, versatile for a variety of uses.

Wooded areas and pond.

## SERVICES

Mains water and electricity. Private drainage via septic tank. Oil fired and electric heating via heat pump. 36 panel solar array. 25KW battery. Starlink and Mesh system.

## VIEWING

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

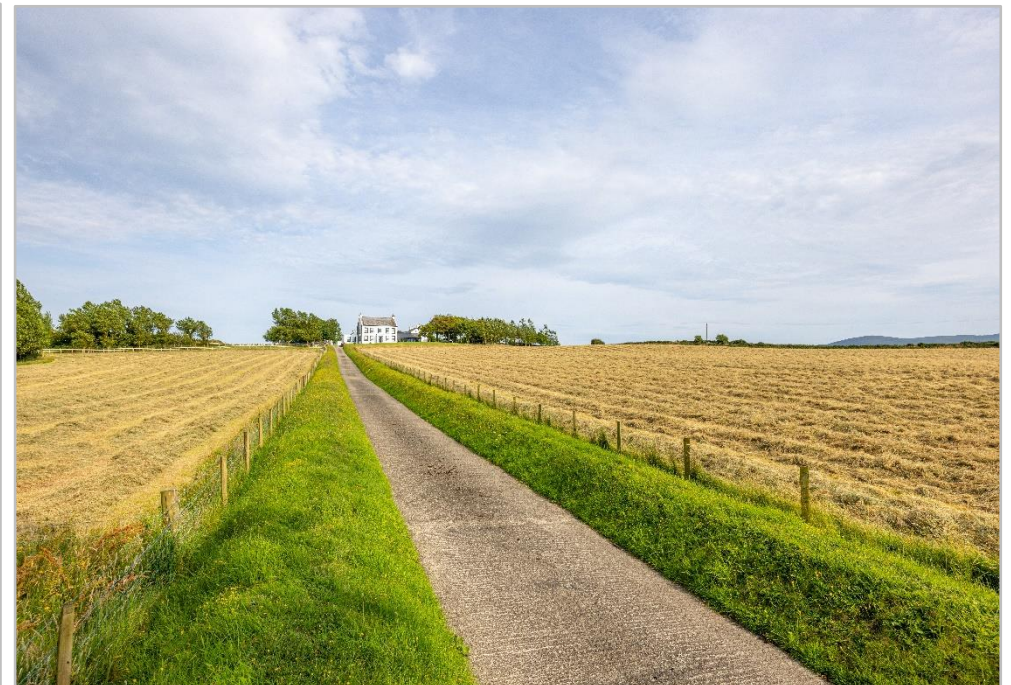
## POSSESSION

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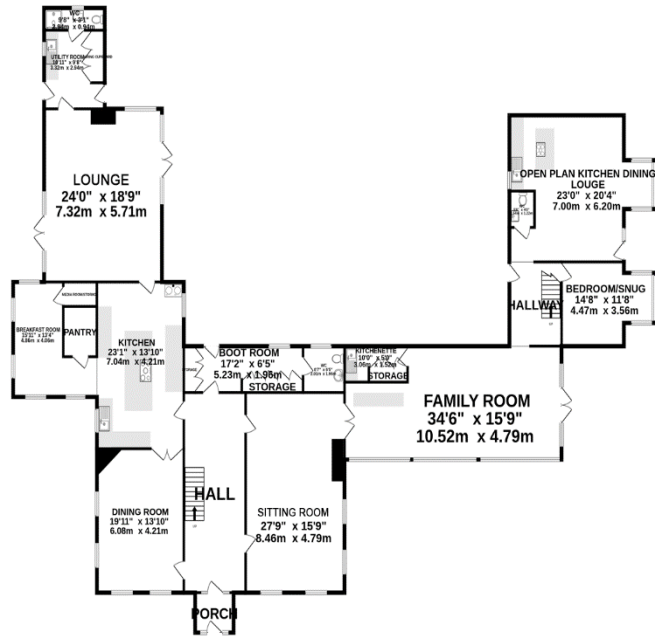








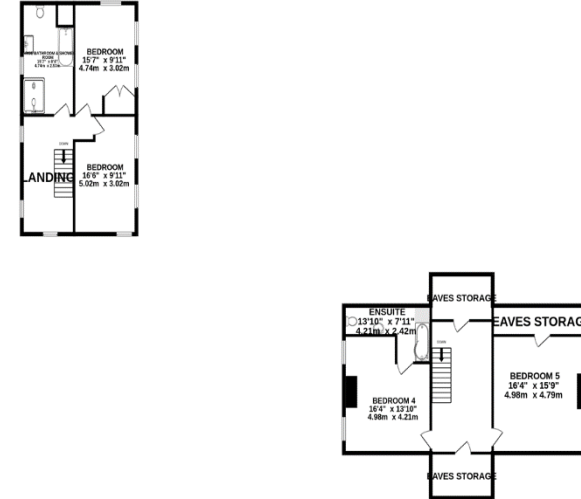
**GROUND FLOOR**  
89.2sq.m. (892 sq.ft.) approx



**2nd FLOOR**  
178.1sq.m. (1917 sq.ft.) approx



**3rd FLOOR**  
321.9sq.m. (3465 sq.ft.) approx



**TOTAL FLOOR AREA : 582.9 sq.m. (6275 sq.ft.) 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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