

BOLIVIA MOUNT



THE DHOOR | LEZAYRE | ISLE OF MAN



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Airport 23 miles | Ramsey 1 mile | Douglas 15 miles | London 258 miles
(All distances are approximate)

*‘A country estate offering unrivalled tranquillity
and commanding views.’*

A handsome Georgian House of distinctive appearance

Separate Cottage

Converted Coach House

Gymnasium and Offices

Set in private mature grounds

Specially designed 50 yard and 75 yard golf chipping zone

Stable block with 2 stables and potential for more

Woodland, pasture and paddocks

In all approximately 42.3 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

THE ISLE OF MAN

The Isle of Man lies in the Irish Sea between England and Ireland in the heart of the British Isles and has a thriving population of around 86,000. Unlike many islands, the Isle of Man is large enough (30 miles by 12 miles) to offer its wealthy residents a degree of privacy and anonymity seldom found in other low tax jurisdictions. It is also reputedly the 4th safest place in the world to live with only Qatar, Taiwan and UAE considered safer. The UK is ranked 73rd and the Republic of Ireland 70th.

It is remarkable for its variety of landscape – a beautiful coastline, unspoilt glens and mountains rising to over 2,000 ft. There are over 100 miles of coastline, covering an area of 227 square miles, with water warmed by the Gulf Stream. As a result, the Island enjoys equable climate with mild winters. Palm trees are common throughout the Island and wild fuchsias abound.

The Isle of Man is the only country recognised by the UN as a Biosphere with zero noise, light or air pollution. The Isle of Man hosts some of the most visible marine life with giant basking sharks, dolphins and minke whales. Often seals can be spotted sunbathing on the beaches, as well as a mix of rare coastal birds such as puffins and shearwaters. Birds of prey include: falcons; buzzards; goshawks; hen harriers; sparrow hawks; kestrels and owl. No foxes, snakes or deer are found on Isle of Man. Wallabys roam freely in the north of the Isle.

The climate is not dissimilar to Cornwall with mild winters and delightful summers.

The quality of fresh organic produce from the Manx farmer is abundant and the fish, lobster, scallops, and Dublin Bay prawns straight out of the Irish Sea is bountiful.

The Island has never been part of the UK and is a self-governing state outside of the European community. Particularly famous for its thriving financial services sector, the Isle of Man's national taxation strategy has seen the introduction of very favourable tax treatment as follows:

- Zero Corporation Tax (excluding banks and a few other exceptions).
- Zero Capital Gains Tax.
- Zero Inheritance Tax.
- Zero Stamp Duty; Land registry fees approx 2% (lower than UK Stamp Duty).
- Income tax is set at the lower of 20% or £200,000 pa Tax Cap.
- Zero Charge for Street Parking and no ULEZ/Congestion Charges.

TRANSPORTATION LINKS

Communications to the United Kingdom, Europe and Ireland are excellent, with up to 20 flights daily to 14 airports including Gatwick, Heathrow and London City in 60-70 minutes, and Birmingham, Manchester and Dublin in 30-40 minutes. The time saving connections through Dublin to America, with immigration speedily cleared in Dublin airport in advance of boarding, are a well-kept secret.

There is a modern Private Jet Centre offering business travellers and wealthy residents the opportunity to save time and travel anywhere with a fleet of jets flying in and out across the world.

The Island has recently taken delivery of the greenest, most up to date and luxurious ferry ship operating from any port anywhere in the UK. Services run from Heysham and Liverpool and expanded routes during the summer to Belfast and Dublin.



WAY OF LIFE AND EDUCATION

The Isle of Man offers a unique environment for outdoor pursuits which include: cycling; horse-riding; sailing; water-sports; fishing; hiking; flying and gliding schools; kayaking and mountain biking. There are 8 golf courses and active tennis and rugby clubs across the island. The choice is limitless and appeals to all age groups and families.

There is a vibrant cultural scene including jazz festivals, theatre productions and opera recitals, and of course the Island is home to the world-famous Tourist Trophy (TT) motorcycle race.

There are good schools, in particular King William's College, which has enjoyed consistently high IB results, but equally some children commute to English and Scottish boarding schools and return for exeats/half term and holidays. Ramsey Grammar has for many years been a feeder for the 6th Form at King William's College. Also, Sulby Junior School is highly regarded.



BACKGROUND

Bolivia Mount is one of the most distinctive and handsome properties to come on the market for some years. Designed as a four square white stucco house, the property was built in 1820 for William Moore and purchased by Philip Teare in 1851 for £1,205. The house was so named as Teare had mining interests in the South American country of Bolivia. Over time various alterations have been made to the

Georgian structure and the house now boasts a magnificent entrance hall and staircase with ornate and detailed cornicing throughout. Bolivia Mount has a drawing room and dining room of some grandeur. There are further reception room areas; a luxurious kitchen, pantry and utility areas, six bedrooms and three new bathrooms. A particular feature of the house is the

crenellated tower which sits aloft in the main roof, affording far reaching views across the estate and majestic southerly aspects to the hills. In addition to the principal residence is a recently extended three bedroom detached cottage, a fully converted coach house and offices and a stable block with 2 loose boxes (refurbished in 2025). In all the estate comprises approximately 42.3 acres

offering: fields, paddocks and numerous pathways winding through extensive woodland. The estate has hundreds of mature trees and more than 3,000 trees have been planted during the last 20 years. The beautifully landscaped formal gardens and large boating lake, ponds, tennis court and private paths extending over the entire curtilage.



MAIN RESIDENCE

STRUCTURE AND CONDITION

Principally stone built with recently painted cement render to the exterior elevations under a re-slated pitched roof. Most of the windows are new double glazed. In excellent order throughout. New oil-fired central heating boiler. New pressurised hot water system.

GROUND FLOOR (CEILING HEIGHT OF 3.46M)

Entrance Hall - Panelled entrance door. Double glazed side lights. Tiled floor. Inner glazed door with fan light.

Hall 30' x 8'7 (9.14m x 2.62m) - Ornate decorative ceiling cornice and rose. Door to rear hall. Beautiful period staircase to upper floors.

Drawing Room 20'6 x 15'4 (6.26m x 4.68m) - Elegant room with feature coved marble fireplace having dog grate and granite hearth. Dual aspect. Large bay window. Wall frieze. Ornate coved ceiling and rose. Television point.

Dining Room 20'4 x 15'4 (6.21m x 4.68m) - Feature stone fireplace having dog grate and tile/stone hearth. Dual aspect. 4 wall light points. Large bay window. Ornate coved ceiling and rose. Wall frieze.

Kitchen 15'4 x 14' (4.68m x 4.28m) - Bespoke hand-made painted kitchen in Farrow and Ball drop cloth and shaded white with Corian and Granite countertops and work surfaces, incorporating 1½ bowl sink unit with mixer tap. Feature cream oil fired Aga. Miele dishwasher, halogen hob with matching extractor over. Matching island unit with illuminated hanging unit over. Window shutters. Tiled floor.

Back Kitchen 13'10 x 7'2 (4.22m x 2.18m) - Bespoke hand-made matching wall and base units with Corian worksurfaces over. Belfast sink. Miele stainless steel electric oven. Door to pantry with fitted shelving and wine rack. Tiled floor. Dresser. Door to outside.



Rear Hall 12'6 x 6'9 (3.81m x 2.06m) - Half panelled walls. Understairs cupboard.
Boot Room 12'10 x 7'2 (3.90m x 2.18m) - Door to outside. Tiled floor. Half panelled walls. Bespoke Fitted Wardrobe.

Cloakroom - Heritage WC and pedestal wash hand basin. Tiled floor.
Snug 15'4 x 14'0 (4.68m x 4.28m) - Ornate marble fireplace with inset cast multi-fuel stove. Marble hearth. Recessed display

unit. Oak flooring. Fitted corner cupboard. Covered radiator in Farrow and Ball drop cloth.
Garden Room 11' 10 x 32'11 (3.62m x 10.04m) - Impressive hardwood double glazed

windows to garden room, walled to ¼ height. Two sets of French Doors open to garden and terrace. Oak flooring. Fitted automated blinds throughout. Hand crafted display unit in cream with shelving. 2 radiators.



FIRST FLOOR (CEILING HEIGHT OF 2.97M)

Half Landing - Gun cupboard/Shooting Wardrobe.

Landing - Large landing with ornate plasterwork continuing from ground floor.

Master Suite 15'3 x 18'6 (4.65m x 5.65m) - Spacious double room with bright dual aspect. Built-in cupboard with hanging and shelving. Coved ceiling. Tastefully decorated with Phillip Jeffries Amalfi Silk Wallcovering.

Luxury Ensuite Bathroom 15'3 x 16'4 (4.65m x 4.99m) - Hand made dual vanity wash hand basin finished with marble tops with Lefroy Brooks taps. Illuminated mirrored cabinets above. Drawers and cupboards below. Stand alone roll top bath tub with Lefroy Brooks filler tap and hand held shower attachment. Window shutters. Wall mirror. Lefroy Brooks heated towel rail. Lefroy Brooks bidet and low level WC. Part tiled walls and floor. Walk-in fully tiled shower area with Lefroy Brooks fittings. Hand made bespoke fitted (internally illuminated) dresser/wardrobes and drawers. Thermostatically controlled underfloor heating across bathroom floor. With views to sea and lake.

Bedroom 2 15'3 x 17'11 (4.65m x 5.46m) - Spacious double room with bright dual aspect. Coved ceiling. 3 wall light points.

Bedroom 3 15'3 x 17' (4.65m x 5.18m) - Spacious double room with bright dual aspect. Coved ceiling. Built-in storage cupboard with shelving.

Family Bathroom 9'4 x 13'5 (2.84m x 4.10m) - Fabulous elevated views to the hills. Victorian and Albert roll top bath tub, separate walk in shower, WC and Victoria and Albert vanity wash hand basin. Mirror. 2 wall light points.

From first floor landing upstairs to:



SECOND FLOOR (CEILING HEIGHTS BETWEEN 2.3M AND 2.8M)

Landing and Store Cupboard

Bathroom 11'7 x 11'11 (3.54m x 3.64m) - White suite comprising panelled bath, screen and shower over. Low level WC. Twin bowl wash hand basin on cabinet with cupboards and drawers. 2 illuminated mirrors. Heated towel rail. 2 velux roof lights. Fully tiled walls and floor. Radiator. Dual double cupboard, shelves. Thermostatically controlled underfloor heating.

Bedroom 4 14'11 x 17'3 (4.55m x 5.26m) - Exposed beams. 3 velux and 1 large velux roof lights.

Laundry Room 9'4 x 14' (2.84m x 4.27m) - Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. 3 velux roof lights. Fully fitted drying racks and shelves.

Bedroom 5 10'2 x 17'2 (3.10m x 5.23m) - Fitted cupboards with drawers. Exposed beams. 3 plus 1 large velux roof light.

Bedroom 6 14'11 x 14' (4.55m x 4.28m) - Fitted cupboards, shelves. 2 velux roof lights.

CASTELLATED TOWER 8'11 x 11'7 (2.71M X 3.53M) (CEILING HEIGHT OF 3.0M)

Feature glazed viewing tower, making a perfect yoga retreat with panoramic 360 degree views. 4 large windows with shutters. Oak floor. Fitted ladder to exterior castellated viewing platform.

OUTSIDE

Detached Double Garage Block - Adjacent to principal residence. Electric up and over doors. Power and light.

Integral Boiler Room - Housing new oil-fired central heating boiler and new pressurised hot water system. Quarry tiled floor.

Secluded Sun Terrace - with decorative tiles, with screened yew hedging offering privacy.



Tower Room





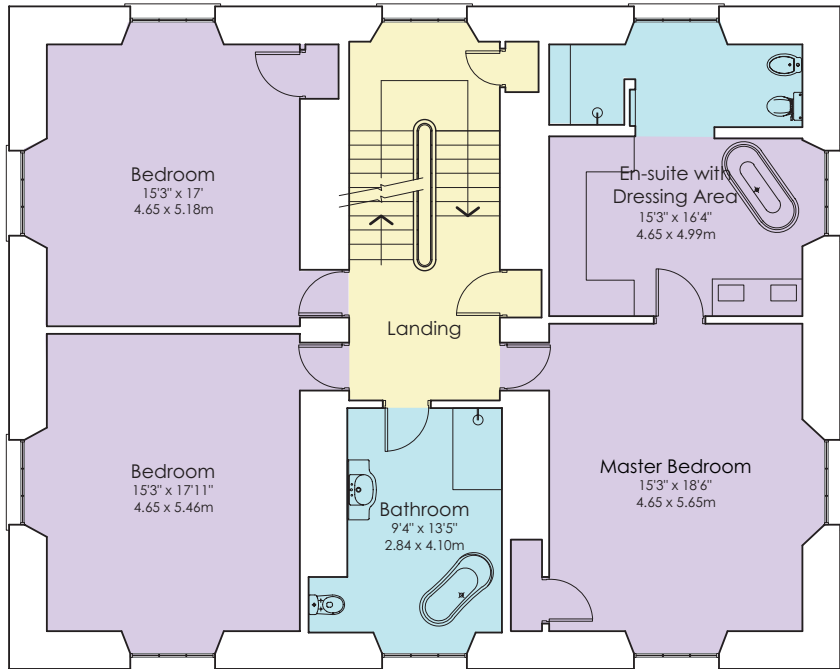
BOLIVIA MOUNT ~FLOOR PLAN



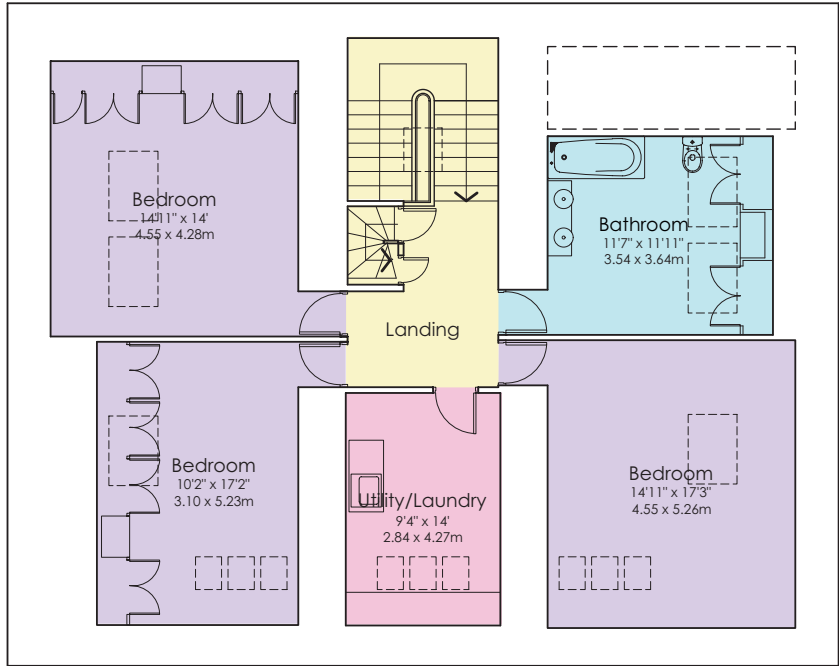
Ground Floor



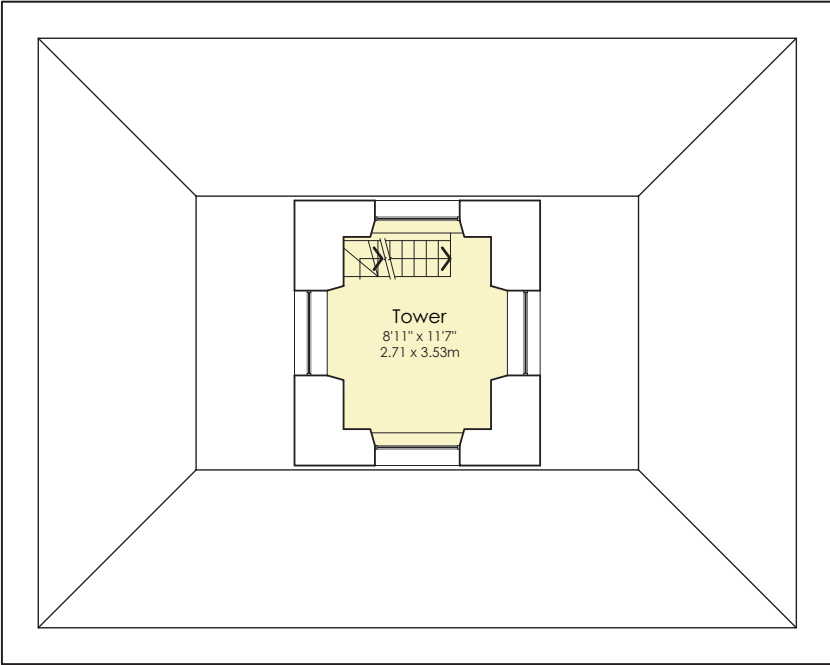
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



First Floor



Second Floor



Tower Floor and Roof

Approximate Gross Internal Area:
Bolivia Mount - 5,813 sq ft / 540.1 sq m
For identification purposes only, not to scale.

Floor to ceiling heights:
Ground Floor - 3.46m (11' 4")
First Floor - 2.97m (9' 7")
Second Floor - 2.8m (9'2") max and 2.3m (7'7") min
Tower and Roof - 3.0m (9'10")

COACH HOUSE

STRUCTURE AND CONDITION

Slate stone construction with all double-glazed windows and doors replaced in October 2021. New oil-fired central heating boiler and pressurised water system. Recently painted throughout. In excellent order throughout.

GROUND FLOOR

Porch - Double glazed door and windows. Radiator.

Entrance Vestibule - Principal staircase to first floor.

Hall - Radiator. Understairs cloakroom.

Large Utility/Laundry Room 10' x 11'3 (3.05m x 3.44m) - Quarry tiled floor. Radiator. Plumbing for washing machine.

Boiler Room Area - New Worcester oil fired central heating boiler and megaflo hot water cylinder.

Cloaks/WC - Wash hand basin and WC. New tiled floor.

Snug 9'10 x 10'11 (3.0m x 3.33m) - Radiator.

Breakfast Kitchen 21'10 x 17'7 (6.66m x 5.36m) - Range of fitted beech units to base and floor level, laminate worktops, 1 ½

bowl single drainer stainless steel sink unit. Rangemaster electric range oven and hob. Underfloor heating across Kitchen.

FIRST FLOOR

Living Room 22'3 x 17'6 (6.77m x 5.34m) - Feature fireplace with timber mantelpiece. Wealth of exposed roof timbers. 2 velux roof lights. 2 radiators.

Bedroom 2 14' x 9'6 (4.27m x 2.90m) - Exposed beam ceiling. Radiator. Fitted wardrobes.

Shower Room - New suite comprising

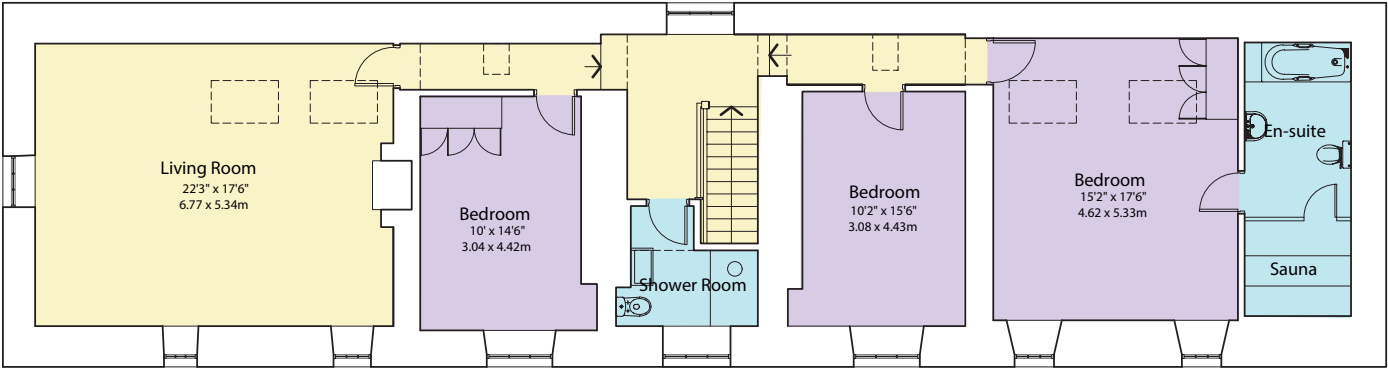
shower cubicle, WC and vanity wash hand basin. Plank style floor. Radiator.

Bedroom 3 10'2 x 15'6 (3.08m x 4.43m) - Exposed beam ceiling. Radiator.

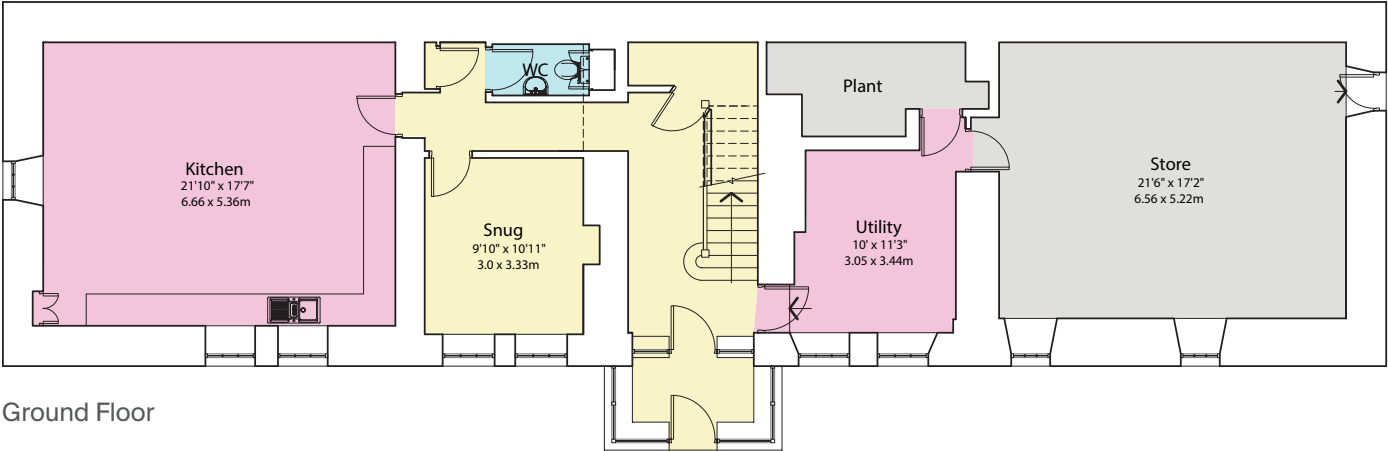
Master Bedroom 15'2 x 17'6 (4.62m x 5.33m) - Wealth of exposed roof timbers and beams. 2 velux roof lights. Newly fitted wardrobes.

Ensuite Bathroom - Panelled bath, pedestal wash hand basin and WC. 4 person Tylo sauna. Vinyl flooring.

Outside - Patio sun terrace.



First Floor



Ground Floor

Approximate Gross Internal Area:
Coach House - 2,907 sq ft / 270.1 sq m
For identification purposes only, not to scale.



OFFICE SUITE AND GYMNASIUM

STRUCTURE AND CONDITION

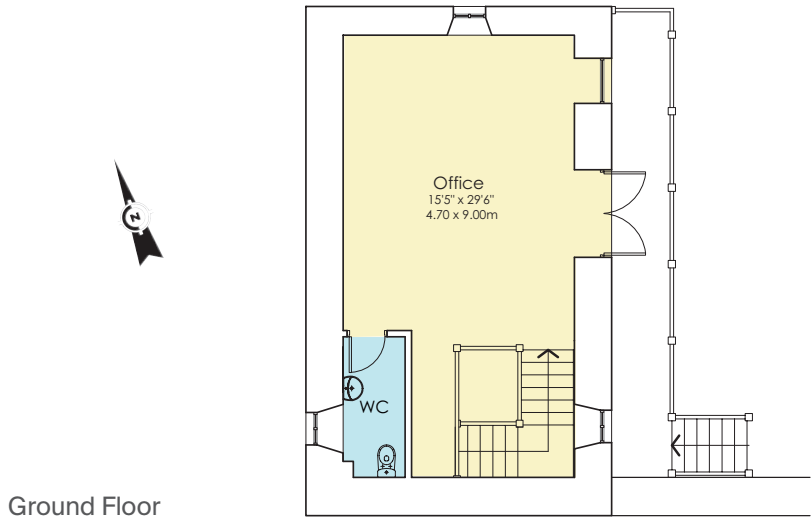
Slate stone construction with all double-glazed windows and doors replaced in July 2022. New oil-fired central heating boiler. In excellent order throughout.

Entrance Vestibule - Staircase to first floor.

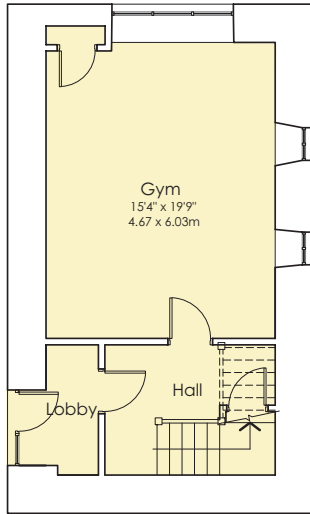
Ground Floor Gymnasium 15'4 x 19'9 (4.67m x 6.03m) - Dual aspect room. Radiator. Mirrored walls.

Cloakroom/WC

First Floor Office 15'5 x 29'6 (4.70m x 9m) - Wealth of exposed beams. French doors to balcony. Fitted bookcases.



Ground Floor



First Floor

Approximate Gross Internal Area:
Office & Gymnasium - 918 sq ft / 85.3 sq m
For identification purposes only, not to scale.



Office Suite and Gymnasium



Office Suite



Gymnasium

COTTAGE

STRUCTURE AND CONDITION

Stone built with recently painted render to exterior under re-slatted pitched roof. All double-glazed windows and doors replaced June 2022. New oil-fired heating boiler. In good order throughout.

ACCOMMODATION

Through the hardwood door with glazed panels to:

Hall - Tiled floor.

Dining Room 13'1 x 12'3 (3.98m x 3.73m) - Fireplace with cast inset multi fuel stove on tiled hearth. Room opens through arch to:

Family Room 13'9 x 18'4 (4.18m x 5.59m) - Spacious reception room with large bay overlooking garden. Television point.

Kitchen 13'3 x 16'1 (4.04m x 4.9m) - Comprehensive range of hand finished

wooden wall and base units with matching worksurfaces over incorporating ceramic sink. Tiled background. Oil fired Rayburn housed in inset arch. Television point. Tiled floor continues through to:

Rear Hall

Cloakroom - WC and wash hand basin.

Utility Room 10'5 x 12'4 (3.17m x 3.76m) - Spacious utility room and pantry. Wooden base units with matching worksurface having inset ceramic sink. Boulter Camray oil fired central heating boiler. Range of fitted cupboards. Pressurised hot water cylinder.

From hall upstairs to:

Landing - Storage cupboard. Loft access.



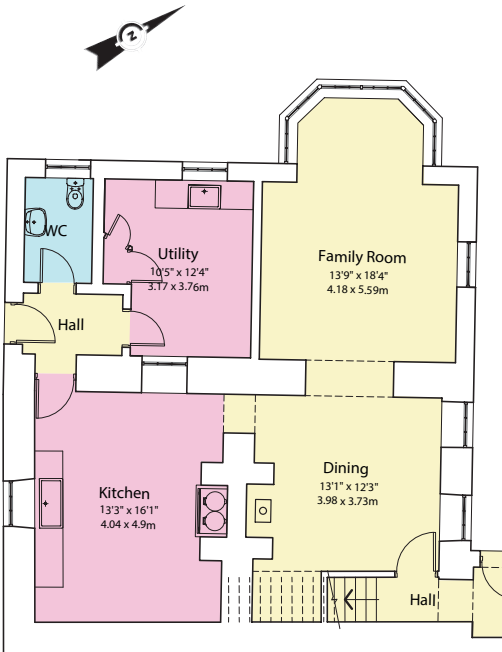
Master Bedroom 16'2 x 12'2 (4.92m x 3.7m) - Spacious double room with bright dual aspect. 2 radiators.

Ensuite Bathroom - Heritage white suite comprising WC, pedestal wash hand basin and corner bath with shower attachment over. Advent extractor. Wall mounted medicine cabinet.

Bedroom 2 13'9 x 12'3 (4.2m x 3.73m) - Spacious double room with dual aspect. 2 radiators.

Bedroom 3 11'9 x 12'4 (3.58m x 3.77m)

Shower Room - Fully tiled heritage suite in white comprising WC, pedestal wash hand basin and glazed corner shower cubicle. Grohe thermostatic shower. Advent extractor.



Ground Floor

OUTSIDE

Garden laid to lawn with raised timber decking area. Parking entrance driveway to the rear.

Stable Block/Garden Store (L shaped 65' x 17'5 & 25' x 17'5) - Timber built under a felt tile roof. Currently arranged as 2 loose boxes with potential for more. Power, light and water installed.

Gardeners Privy (opposite ornamental pond) - WC and pedestal wash hand basin.

Separate Store Room 21'6 x 17'2 (6.56m x 5.22m)

Greenhouse 25' x 12' (7.62m x 3.66m) - Hartley Botanical greenhouse of aluminium construction, walled to ¼ height.

Entout Cas Tennis Court - With timber summerhouse/tennis Pavilion.

Approximate Gross Internal Area:
The Cottage - 1,867 sq ft / 173.5 sq m
For identification purposes only, not to scale.



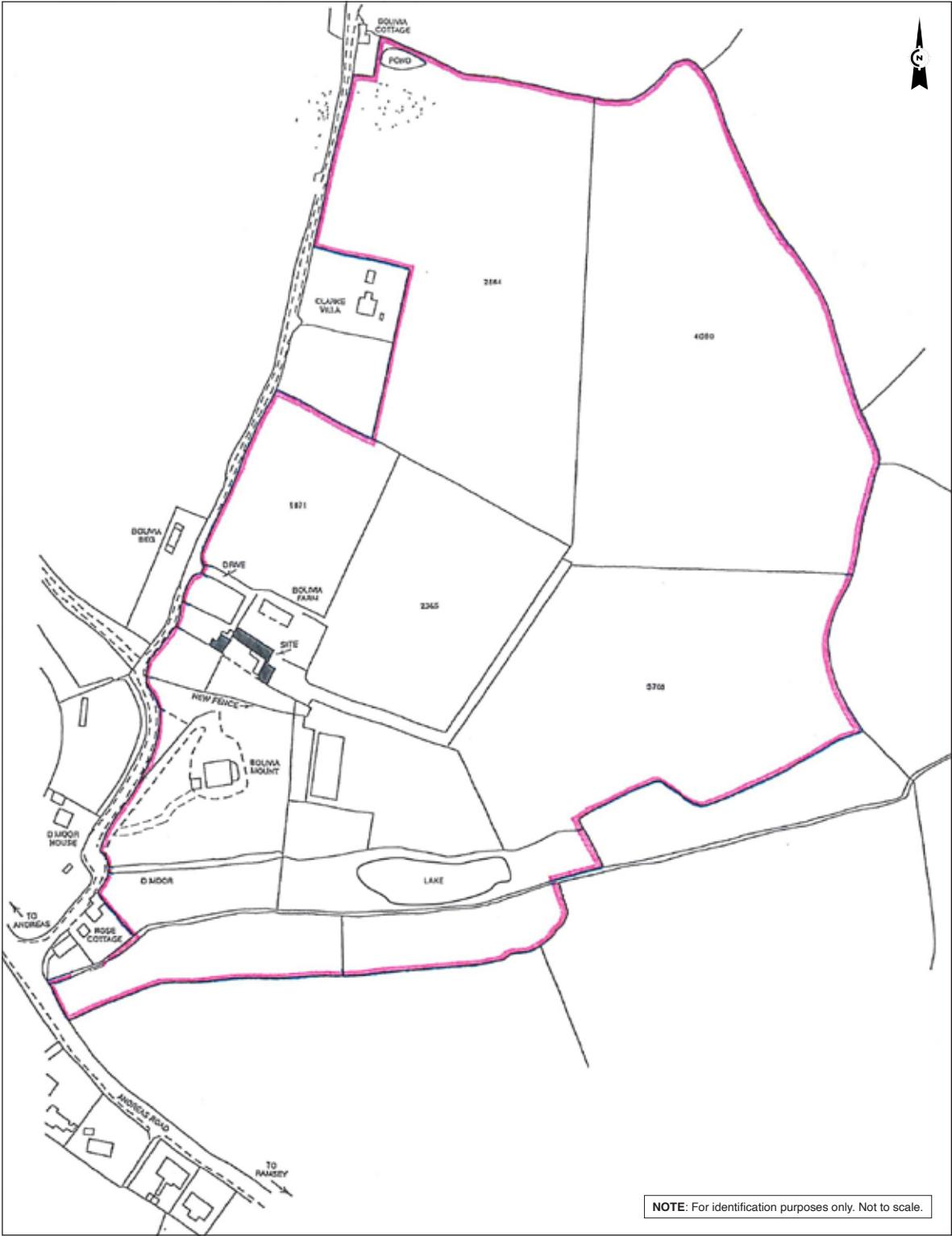
First Floor

GARDENS

In addition to the 3,000 plus trees, extensive planning for the garden began in 2003. The end result, further to plans drafted by Professor Michael Tooley from Fife, who was directly involved in the garden improvements at Miss Gertrude Jekyll's garden at Munstead Wood and Lindisfarne to name but two major projects, has been the creation of formal lawn gardens to the south and east of the principal residence. Panoramic views to the south and west from the terrace to North Barrule, reinforced by a flight of steps to a walk at the foot of the slope with an "Avenue" of cypresses on the south side of the shallow valley; opening up a vista through the sycamores east of the house formed of sixty lime trees. On the southern lowland a 1 acre lake is stocked with Koi Carp and Golden Rudd which has been dug to the depth of 2 metres for natural wild swimming. The garden has been professionally illuminated with various spotlights which are automatically lit at dusk enabling the opportunity to walk the meandering paths at night, and also include a specially designed 50 yard and 75 yard golf chipping zone.

It is important to appreciate that the North of the Island lies in a "rain shadow" which means it has much higher levels of sunshine in general. Nearby, Bride, is reportedly one of the sunniest spots in the UK and British Isles. This is why throughout the garden, we find specimen shrubs and plants from North and South America, Australia and New Zealand. Of special interest is a seasonal primrose garden, rhododendron woodland, a weeping twisted elm over 300 years old and 10 feet wide double borders which include yuccas, campanulas, delphiniums and sea holly. The wonderful garden has reduced the labour involved in mowing acres of grass, acts as a natural wind-break and produces a more agreeable microclimate. The gardens display a variety of colour and interest at different times of the year.





GENERAL REMARKS AND STIPULATIONS

TENURE

The property is for sale, freehold with vacant possession on completion. The property is sold subject to all existing wayleaves or easements.

POSSESSION

Vacant possession on completion.

SERVICES

Mains water, electricity, private drainage and oil fired central heating.

FIXTURES AND FITTINGS

All those items usually known as tenants fixtures and fittings, such as fitted carpets, curtains, most light fittings and fitted domestic electrical appliances are included in the sale. Certain garden ornaments/statuary/planters/benches etc are specifically excluded from the freehold sale. Some items of equipment may be purchased by separate negotiation.

RATES

Main House: Rates payable approx £2,000.

The Cottage: Rates payable approx £580.

Outbuildings/Coach House: Rates payable approx £500.

Land: Rates payable approx £1,000.

IMPORTANT NOTE

The Cottage and the Coach House currently generate an income of approx. £50,000 per annum. Vacant possession will be offered within 3 months of exchange of contracts.

DIRECTIONS

From Ramsey Bridge, drive north on A9 Andreas Road for ¾ mile until the Grest Home (on your right) and 3-400 yards later turn right into small-sloped lane leading into the hamlet of The Dhoor. After 50 yards a private gated entry to Bolivia Mount lies directly in front. The driveway branches to the right and loops around the house providing easy vehicular access. The driveway branches left for the Coach House and there is separate rear driveway access for the Cottage.

WHAT THREE WORDS

urged.disagrees.oyster.

VIEWING

Strictly by prior appointment with the Vendor's selling agents.

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