



www.chrystals.co.im

Old Clarum House, Ballaragh Road, Laxey, IM4 7PL
Asking Price £1,400,000

Old Clarum House, Ballaragh Road, Laxey, IM4 7PL

Asking Price £1,400,000

Set within approximately 60 acres of land, this extended farmhouse occupies an elevated position with panoramic views stretching from Laxey Bay across the surrounding countryside to Snaefell. Offering a combination of substantial accommodation, extensive land and established equestrian facilities, the property presents a rare opportunity to acquire a country home in a highly regarded rural location. The accommodation extends to six bedrooms, three bathrooms and three reception rooms, providing a flexible arrangement suitable for growing families, multi-generational living or those seeking additional space to work from home. The reception rooms offer a variety of living and entertaining areas, whilst the generous bedroom accommodation is complemented by well-appointed bath and shower facilities. Equestrian facilities include a stable block and ménage, making the property well suited to those with horses or ponies.



The setting combines privacy and rural surroundings with excellent accessibility. Laxey village, with its range of shops, schools and amenities, is just a five-minute drive away, whilst both Ramsey and Douglas can be reached in approximately fifteen minutes. Properties offering this combination of acreage, accommodation, equestrian facilities and outstanding views seldom come to the market. The blend of productive land, mature woodland, a wooded valley with a flowing stream and extensive family accommodation creates a property of considerable appeal in a truly exceptional setting.

LOCATION

Travelling north from Laxey on the Douglas to Ramsey Coast Road, Ballaragh Road is a turning on the left, signposted B11. Continue along this road for approx. 1 mile, pass Ballachrink Farm Cottages and the turning onto Clarum Lane is located on the left hand side. Follow this road and the property can be found a short distance on the right, immediately after the farm.

ENTRANCE

9' 10" x 5' 3" (3m x 1.6m)

BEDROOM

21' 4" x 19' 4" (6.5m x 5.9m) Max

ENSUITE

9' 6" x 9' 6" (2.9m x 2.9m)

HALLWAY

SEPARATE WC

4' 11" x 4' 7" (1.5m x 1.4m)

LIVING ROOM

19' 0" x 21' 4" (5.8m x 6.5m)

SUN ROOM

16' 1" x 11' 10" (4.9m x 3.6m)

KITCHEN

12' 6" x 21' 4" (3.8m x 6.5m)

DINING ROOM

25' 7" x 13' 9" (7.8m x 4.2m)

UTILITY

14' 1" x 7' 3" (4.3m x 2.2m)

OFFICE

9' 2" x 8' 6" (2.8m x 2.6m)

FIRST FLOOR

FAMILY BATHROOM

10' 6" x 7' 7" (3.2m x 2.3m)

BEDROOM

12' 6" x 13' 1" (3.8m x 4.m)

BEDROOM

11' 10" x 13' 5" (3.6m x 4.1m)

BEDROOM

12' 6" x 12' 6" (3.8m x 3.8m)

BEDROOM

19' 0" x 21' 4" (5.8m x 6.5m)

BEDROOM

19' 0" x 19' 8" (5.8m x 6.m) Max

ENSUITE

8' 6" x 6' 7" (2.6m x 2.0m)

STORAGE ROOM

12' 2" x 9' 2" (3.7m x 2.8m)

OUTSIDE

Block paved driveway with garden mostly laid to grass wrap around the property. Rear paved patio area with stunning sea views.

CARPOR: 6.5m x 3.7m

STORE ROOM: 3.4m x 3.5m

7 STABLES AND MENAGE

DETACHED WORKSHOP: Providing additional storage, machinery, vehicles and hobbies.

LAND

The land extends to approx, 60 acres with a mixture of grazing land, mature woodland and natural countryside. A picturesque wooded valley runs through part of the holding, with a stream meandering through the landscape, creating a peaceful setting and enhancing the property's natural appeal.

SERVICES

Mains water and electricity. Private drainage. Oil central heating.

VIEWING

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

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im









