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Close William, Loop Road, St Judes, IM7 3BX  
**Asking Price £1,100,000**

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Chrystals are delighted to present Close William, an exceptional country estate offering privacy, versatility, and breathtaking natural surroundings. This unique property presents a rare opportunity to acquire a rural retreat with outstanding potential. The estate includes the principle residence set in a plot of 0.57 acre, a traditional Tholtan set within approximately 0.61 acres, offering exciting scope for restoration or redevelopment, subject to the necessary planning permissions and approximately 29.7 acres of agricultural land. Close William enjoys stunning south-facing views towards the mountains, the estate provides a peaceful and picturesque setting, ideal for those seeking tranquillity, outdoor living, and a connection to the surrounding countryside. The main residence offers spacious and well-balanced accommodation throughout, including three generously proportioned double bedrooms, two of which benefit from en-suite facilities. A welcoming kitchen, dining area, and living room form the heart of the home, filled with natural light and perfectly positioned to capture the panoramic views. Further



accommodation includes a utility room and two additional versatile spaces, currently utilised as a storage room and home office, providing flexibility for modern family living or remote working.

Close William offers further adaptability and could serve as guest accommodation, a home office, or a potential rental opportunity, making the estate particularly well suited to multi-generational living or those seeking supplementary income potential. with a large area above providing development potential subject to obtaining the necessary planning consent.

Externally, the property benefits from a double garage with a large area above providing development potential subject to obtaining the necessary planning consent, ample parking, and extensive storage facilities, ensuring practicality complements the estate's charm and character.

A particular highlight of the estate is the traditional Tholtan, an architectural gem offering purchasers the opportunity to create a truly bespoke dwelling in an exceptional setting, subject to obtaining the relevant consents.

Combining privacy, spectacular scenery, and endless possibilities, Close William is a truly special country estate offering the perfect canvas to create a dream rural home.

## **LOCATION**

Travelling out of Ramsey via the Jurby Road, pass through St Judes Crossroads and the Loop Road is located on the left hand side. The entrance track is a short distance on the left hand side.

## **ENTRANCE HALL**

7' 10" x 8' 2" (2.4m x 2.5m)

## **SEPARATE WC**

3' 7" x 8' 2" (1.1m x 2.5m)

## **UTILITY**

11' 6" x 10' 10" (3.5m x 3.3m)

## **LIVING ROOM**

28' 7" x 16' 1" (8.7m x 4.9m)

## **DINING AREA**

27' 7" x 12' 2" (8.4m x 3.7m)

## **HALLWAY**

## **BEDROOM**

13' 1" x 16' 1" (4.0m x 4.9m)

## **BATHROOM**

7' 7" x 8' 2" (2.3m x 2.5m)

## **STORE**

2' 0" x 0' 0" (0.61m x 0.00m)

## **BEDROOM**

15' 5" x 11' 10" (4.7m x 3.6m)

## **ENSUITE**

12' 2" x 6' 11" (3.7m x 2.1m)

## **INNER HALLWAY**

## **KITCHEN**

16' 1" x 11' 2" (4.9m x 3.4m)

## **BEDROOM**

20' 0" x 11' 10" (6.1m x 3.6m)

## **DRESSING ROOM**

8' 2" x 8' 6" (2.5m x 2.6m)

## **ENSUITE**

11' 2" x 8' 6" (3.4m x 2.6m)

## **ROOM**

8' 2" x 19' 0" (2.5m x 5.8m)

## **ROOM**

7' 7" x 19' 0" (2.3m x 5.8m)

## **DETACHED GARAGE**

30' 2" x 21' 0" (9.2m x 6.4m)

WC. Internal stairs to first floor Room: 9.2m x 6.4m (30'1" x 21'0")

## **LAND - APPROX 29.7 ACRES**

All agricultural land is classed as Below the Mountain Line, presented as grass and serviced by natural water sources.

## **AGRICULTURAL & ENVIRONMENTAL SUBSIDIES**

The land is eligible to receive subsidies under the Island's Agricultural Development Scheme subject to meeting the scheme's criteria. The land is all classed as Below the Mountain Line. The land may also be eligible to receive subsidies under the Island's Agri-Environment Scheme.

## **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The property is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not.

## **SPORTING & MINERAL RIGHTS**

As far as they are owned, the sporting and mineral rights are included with the freehold and included in the sale.

## **THOLTAN**

Sitting in approx. 0.57 of an acre.

## **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.

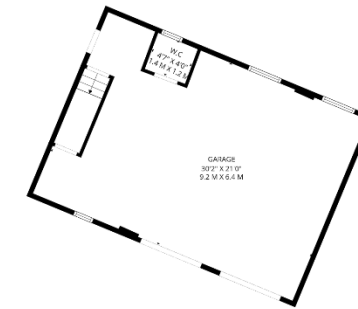
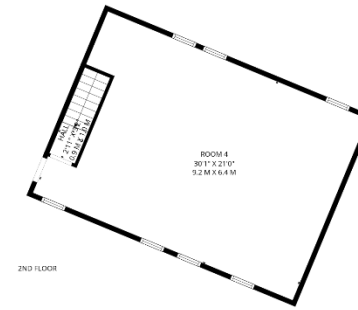
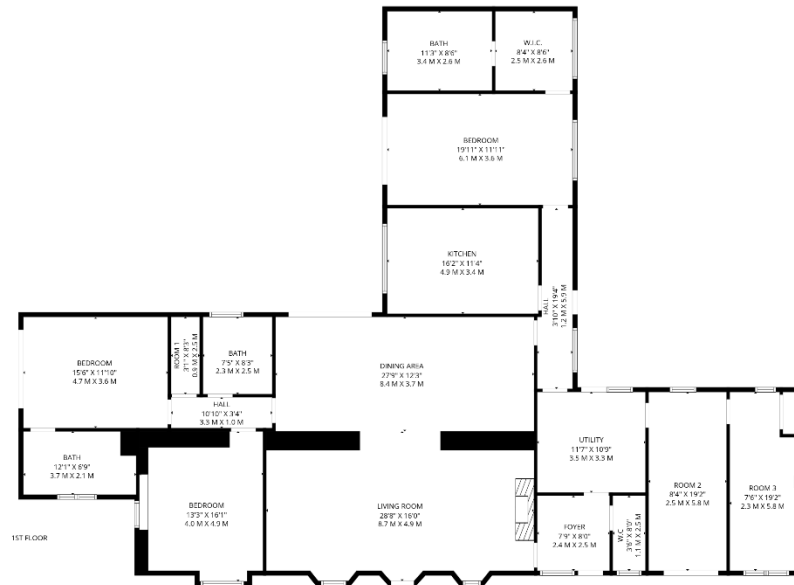
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**TOTAL: 2511 sq. ft, 233 m2**  
 1st floor: 2511 sq. ft, 233 m2, 2nd floor: 0 sq. ft, 0 m2  
 EXCLUDED AREAS: UTILITY: 125 sq. ft, 12 m2, UNDEFINED: 26 sq. ft, 2 m2, GARAGE: 579 sq. ft, 54 m2,  
 HALF BATH: 19 sq. ft, 2 m2, ROOM 4: 605 sq. ft, 56 m2, HALL: 30 sq. ft, 3 m2,  
 WALLS: 256 sq. ft, 23 m2

CRYSTALS

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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