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Close William, Loop Road, St Judes, IM7 3BX
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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.

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.









