



Thie Awin

Cronkbourne, Douglas

A bold expression of contemporary luxury





Features include:

- 40' x 40' (12 x 12m) open-plan reception, living and dining areas;
- Indoor heated salt-water swimming pool;
- 31' custom-built Charles Rennie Mackintosh-designed kitchen/family room;
- Sumptuous master suite of bedroom, dressing room and bathroom;
- Four further bedrooms, two en suite;
- Lavishly appointed family bathroom;
- 27'6 (8.4m) games room/home cinema room;
- Independent guest/staff annexe with living room, bedroom, bathroom, kitchen and utility room;
- Solar-powered supplemented by gas-fired central heating;
- Solid walnut staircase and joinery;
- Limestone floors;
- Lutron lighting to principal accommodation;
- Secluded grounds of one and a half acres through which runs the River Glass over which the property enjoys fishing rights.

Sumptuously appointed property extending to some 7000 square feet set in one and a half acres of secluded grounds and remodelled to an exacting specification offering supremely glamorous living and entertainment spaces, together with a staff/guest annexe.

Spectacular ground-floor reception areas including an indoor swimming pool and leisure suite combine with a custom-built kitchen and luxurious bedroom accommodation in this magnificent contemporary home where every detail has been carefully considered, and where the very latest in technology has been discreetly incorporated.



As much a comfortable family home as a stunning 'after hours' party venue, the property reflects the owner's relentless quest for quality and is distinguished by elegant interiors replete with creative flourishes and the finest fixture and fittings.

The property is located only moments away from the centre of Douglas yet enjoys total privacy and features extensive outdoor areas perfect for al fresco dining.

Directions:

Leaving Douglas on the Peel Road (A23) turn right at Braddan Bridge onto the A 21 then turn right into Ballafletcher Road. As the road begins to descend into Cronkbourne Village turn right just after Tromode Woods into a driveway flanked by castellated pillars. Follow the lane for some 50 yards then turn sharp left and Thie Awin will be found a short distance ahead.



Approached via electrically operated gates opening onto a sweeping driveway bordered by mature trees and shrubs, the accommodation, with approximate room sizes, comprises:

Entrance hall/entertaining area: 30'8 x 15'6 (9.4 x 4.8m) overall.

Custom-made solid walnut staircase with glass balustrade panels. Limestone floor. Window overlooking pool room.

Cloakroom:

Nickel silver-finish wash basin with waterfall faucet set on matching counter. Separate w.c.

Sunken living room: 23' x 23' (7 x 7m)

Piazzetta 13KW double-sided glass-fronted wood-burning firebox. One wall with bifold doors to decked area and garden, another with double patio doors to terrace and garden, mood-lit ceiling. Steps up to:

Dining room: 20'3 x 13'7 (6.2 x 4.2m)

Bi-fold doors to:

Kitchen/family room: 31'8 x 19' (9.7 x 5.8m) overall.

Fitted with custom-made designer "Charles Rennie Mackintosh" high-gloss and solid walnut units. Corian work counters with cupboards and drawers under incorporating integrated Siemens dishwasher. Matching bank of wall

cabinets and cupboards incorporating coffee station, wine cooler and steam, conventional and microwave ovens all by Siemens. Free-form island unit/breakfast bar with edge-lit translucent Corian counter, Siemens induction hob, stainless steel sink unit with boiling water tap, walnut base units. Twin Velux windows, door to garden.

Family room area 13' x 9'5 (4 x 2.9m)

With floor to ceiling windows overlooking garden.

Lobby with built-in Siemens fridge/freezer, walk-in store cupboard. Door to terrace and garden.

Climate-controlled pool room:

39' x 33'6 (12 x 10.2m)

Salt-water solar heated swimming pool by Cheshire Wellness, ceiling mood lighting, feature tiled panels on one wall and limestone tiled floor.

Nordic sauna with tiled floor.

Shower/changing room with over-sized glass shower enclosure with sliding door, wash basin with waterfall faucet, w.c., chrome heated towel rail, tiled walls and floor.

Swimming pool plant room housing two Worcester gas-fired boilers and solar-heated hot water storage tank in addition to the swimming pool filtration system.

Door to lobby/store with door to decked terrace. Door to double garage housing Heatstar heat recovery and humidity control system.



First floor:

Breathtaking contemporary walnut floating staircase with glass balustrade leads to galleried landing with glass balustrade panels.

Master suite:

Bedroom: 23'6 x 15'7 (7.2 x 4.8m)

Fabric-panelled bedhead wall. Sliding patio doors to decked balcony with glass balustrade panels.

Dressing room lined with built-in wardrobes and drawer unit.

Sumptuous en-suite bathroom:

13'7 x 12'7 (4.2 x 3.9m)

Freestanding bath set on illuminated plinth, freestanding chrome waterfall faucet and hand spray, Twin textured-finish towel warmers/radiators and matching twin counter-set wash basins with drawer units under, all by Fiora. Walk-in shower enclosure with glass double doors, rain shower head and separate hand spray, w.c., tiled walls and floor.

Bedroom: 15'7 x 14' (4.8 x 4.3m)

Built-in triple wardrobes.

En-suite shower room:

Walk-in wet area with rain shower head, Fiora integrated wash basin and cabinet, w.c., chrome heated towel rail, fully tiled walls and floor.

Bedroom: 14'7 x 10'8 (4.5 x 3.3m)

Triple built-in wardrobe.

En-suite shower room:

Walk-in shower with glass screen and rain shower head, Fiora integrated wash basin and cabinet, w.c., chrome heated towel rail, fully tiled walls and floor.

Bedroom: 14'7 x 11'5 (4.5 x 3.5m)

Built-in twin double wardrobes with sliding doors.

Bedroom/study: 8'8 x 7'8 (2.7 x 2.4m)

Family bathroom:

Luxuriously appointed with free-standing bateau bath and chrome faucet, walk-in wet area with rain shower head and separate hand spray, Fiora integrated wash basin and cabinet, w.c., towel warmer/radiator, fully tiled walls and floor.

Games room/home cinema:

27'6 x 22'6 (8.4 x 6.9m)

Double patio doors to decked balcony with glass balustrade panels.





Guest/staff annexe:

Accessed internally from the first floor of the main residence or independently from the front elevation.

Lounge: 13'7 x 13'4 (4.2 x 4.1m)

Bedroom: 12'4 x 9'8 (3.8 x 3m)

En-suite shower room:

Glass shower enclosure with double doors and rain shower, wash basin, w.c. chrome heated towel rail, fully tiled walls and floor.

Kitchen: 12'4 x 6'6 (3.8 x 2m)

Range of laminate-topped base units with stainless steel sink, Whirlpool electric hob and oven, extractor hood, wall cabinets, part tiled walls, tiled floor. Door to:

Utility room: 10'5 x 6'8 (3.2 x 2.1m)

Double linen store, communications cupboard, tiled floor. Door to landing.









Outside

Integral double garage with electrically operated roller door.

Timber garage. Garden store. Extensive parking.

The property enjoys total seclusion and is surrounded by some 1.5 acres of wooded glen and mature gardens with specimen trees, shrubs and flower borders, extensive terraces and decked areas. The River Glass, over which the property enjoys fishing rights, flows through the grounds.

Rateable value: £544

Rates payable: £2074.06

Services: All mains services connected.

Tenure: Freehold.

Viewing: Strictly by appointment.



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