



# COLBY MOAR

Main Road, Colby

*A graceful country home in a parkland setting*





*An imposing country residence of elegant proportions with far-reaching views set in five secluded acres.*

*Superbly appointed and presented in immaculate condition throughout, Colby Moar is distinguished by exceptionally spacious reception rooms enjoying southerly views over lovingly maintained gardens, a lavishly equipped kitchen/ breakfast room, four double bedrooms and three bathrooms.*

*The property is surrounded by some two acres of formal gardens and a three-acre field, and features garaging for eight vehicles and a two-storey outbuilding built in keeping with the main residence offering potential for use as a studio or office.*

*Discreetly located in the heart of Colby village the property is within easy reach of Castletown, Port Erin and Port St Mary for day-to-day requirements and the Isle of Man Airport at Ballasalla, while the capital, Douglas, is approximately 12 miles (20 kms) away.*

Directions:

Travelling west out of Colby along the A5 and passing Colby Glen Road then Ballastroon on the right, the entrance to Colby Moar will be found a short distance along on the left, screened from the road by a mature stone wall and hedge.

Electric gates open onto a winding brick-paved drive bordered by lawns, mature trees and shrubs, which sweeps around to an expansive courtyard area and the front elevation.

Features include:

- Elegant double aspect drawing room;
- Formal dining room;
- Sitting room;
- Snug/study;
- Lavishly appointed Poggenpohl kitchen/ breakfast room;
- Four double bedrooms with a wealth of built-in furniture by Hammonds and Schreiber;
- Three bathrooms with power showers;
- Utility room;
- Cloakroom;
- Garaging for eight cars;
- Two-storey outbuilding with potential for use as studio/office;
- Secluded setting of immaculately maintained formal gardens of approximately two acres plus a three-acre field;
- Oil-fired central heating;
- Excellent decorative order throughout.



**Double aspect formal dining room:**  
22'10 x 12'2 (6.9 x 3.7m)  
French door to terrace and garden.

**Sitting room:** 14'2 x 12'8 (4.3 x 3.8m)  
Working fireplace with Victorian-style cast iron insert, carved wood surround and slate hearth. French door to garden.

**Snug:** 14'2 x 12'11 (4.3 x 3.9m)  
One wall lined with shelves. Arch to:

**Double aspect study:** 13'5 x 9'9 (4 x 2.9m)  
Two walls lined with built-in bookshelves, cabinets and drawers.

**Double aspect kitchen/breakfast room:**  
19'3 x 13'9 (5.8 x 4.1m)  
Fitted with an extensive range of Poggenpohl base units finished in beech incorporating double stainless steel sink unit with waste disposal and built-in Neff dishwasher. Oil-fired AGA with tiled splash back and De Dietrich extractor hood. Panasonic multi-function oven, De Dietrich electric hob and griddle, stainless steel extractor hood. Peninsular unit with beech work counter, cupboards and drawers under; wall cabinets with underlighting and matching glass-fronted display cabinet. Whirlpool American-style stainless steel fridge/freezer with ice-maker and filtered water dispenser set into bank of full-height storage cupboards.

The accommodation, with approximate room dimensions, comprises:

**Entrance lobby:**  
Approached via double doors. Glazed door to:

**Entrance hall:** 25'6 x 8' (7.7 x 2.5m)  
Imposing staircase to first floor. Understairs cupboard.

**Cloakroom:**  
Wash basin, w.c. chrome heated towel rail, part tiled walls. Coat cupboard.

**Elegant double aspect drawing room:**  
26'8 x 23'9 (8.1 x 7.2m)  
Two French doors leading to terrace and garden.



Glazed double doors to:

**Utility room: 12'9 x 7' (3.8 x 2.1m)**

Range of base units incorporating single-drainer sink unit, Hoover larder fridge and Miele washing machine; bank of tall storage cupboards concealing Miele freezer. Cupboard housing Firebird oil-fired boiler. Door to garden.

**Landing:**

Cupboard housing hot water cylinder.



**Master bedroom: 18'8 x 14'5 (5.6 x 4.4m)**

One wall lined with built-in wardrobes.

**En-suite shower room:**

Twin wash basins set into vanity unit with twin mirror-fronted cabinets and lights over; over-sized walk-in shower with glass screen and start/stop controls, w.c., tall mirror-fronted cabinet, twin chrome heated towel rails, tiled walls and floor.

**Double aspect bedroom 2: 17'9 x 14'7 (5.4 x 4.4m)**

One wall lined with built-in wardrobes, matching dressing table/desk unit with cabinets under.

**Double aspect en-suite bathroom:**

Panelled bath, glass corner shower enclosure, pedestal wash basin, tall built-in cabinet with mirror-fronted upper section, chrome heated towel rail, tiled walls and floor.

**Double aspect bedroom 3: 14'3 x 12'10 (4.3 x 3.9m)**

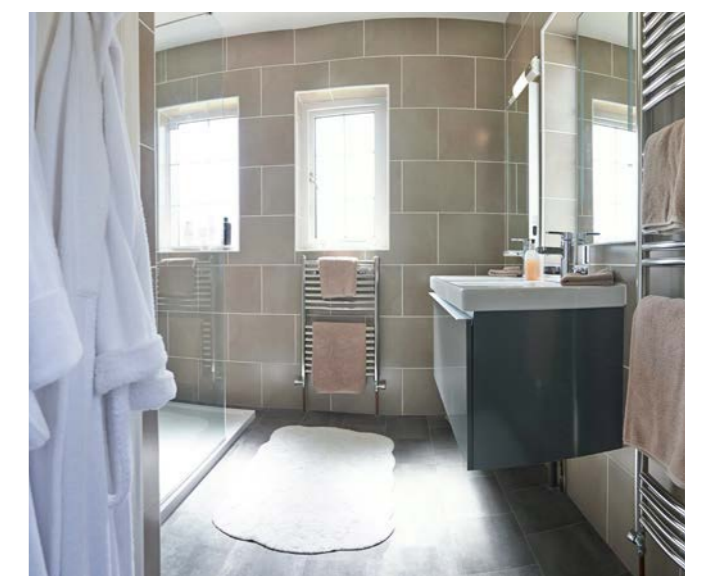
L-shaped bank of built-in wardrobes with matching dressing table/desk unit with cabinets under.

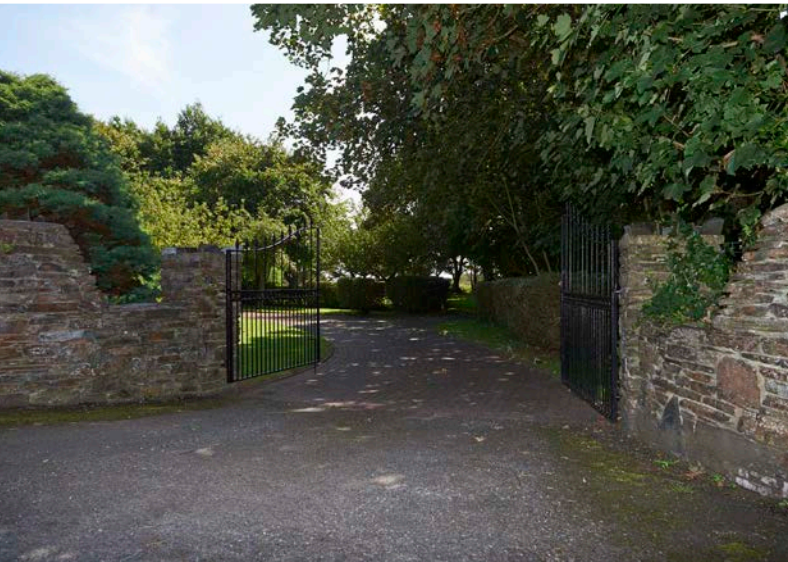
**Bedroom 4: 14'3 x 12'10 (4.3 x 3.9m)**

Two walls lined with built-in wardrobes, matching dressing table/desk unit with cabinets under.

**Shower room:**

Glass corner shower enclosure, wash basin set on vanity unit with mirror-fronted cabinet over, w.c., heated towel rail, loft access, tiled floor and walls.





## Outside

Two-storey outbuilding built in keeping with the main residence offering potential for use as a studio or office.

Garaging, with electrically operated single and double doors, for eight cars.

Oil tank; garden shed; outside lighting.

The property occupies a secluded plot of approximately five acres: some two acres of immaculately maintained secluded gardens backing south featuring extensive terracing, raised lily pond, sweeping lawns and mature trees and specimen shrubs, beyond which lies a three-acre field.

Services:

Mains drainage, water and electricity. Oil heating.

Rateable value: £248

Rates payable: £1089.67

Tenure: Freehold.

Viewing: Strictly by appointment.



These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact.

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