



Croit Vane

CORLEA ROAD, RONAGUE, ISLE OF MAN

21st century country living at its finest



Magnificent country residence set in 30 acres enjoying far-reaching southerly views, total seclusion and offering unparalleled living and entertainment spaces, exceptional leisure facilities and unrivalled equestrian opportunities.

- Reception Hall
- Living Room
- Dining Room
- Conservatory
- Sitting Room
- Mark Wilkinson Kitchen/ Breakfast Room
- Study
- Snooker Room
- Cinema Room
- Gymnasium
- Games Room.
- Hot Tub Room
- Sauna
- Wine Room
- Utility Room
- Guest Cloakroom
- Master Suite
- Guest Suite
- Four further bedrooms and two bathrooms
- Extensive loft space
- Sonos wireless home sound network
- Kaleidescape home theatre system
- Oil-fired heating
- Stabling
- Manège
- Outbuilding (with services infrastructure to convert to guest/staff accommodation)
- Double Garage
- Garden Store
- Greenhouse
- Electrically operated entrance gates
- Low maintenance formal gardens with extensive terracing, together with paddock and fields. In all, approximately 30 acres.

Croit Vane occupies an elevated position and enjoys a privileged, secluded location with access to many miles of unspoiled countryside.

The main residence, which extends to 11,000 square feet, is presented in faultless decorative order throughout and finished to an exacting specification with a wealth of solid wood bespoke joinery and cabinetry and the finest audio visual automation. The property's generously proportioned accommodation provides opportunities for entertaining on the grand scale as well as more intimate spaces for day-to-day family living.



Interior:

Principal ground-floor accommodation features a comprehensively equipped double aspect kitchen/breakfast room in walnut by Mark Wilkinson with adjacent pantry; an elegant dining room with adjoining conservatory; sitting room/orangery with glass roof lantern; snooker room with raised bar area; cinema room with remote-controlled blackout blinds and concealed audio/visual equipment; and a double aspect gymnasium with ensuite wet room. A wine room, guest cloakroom, shower room, utility room, boiler rooms and garden store room complete the ground floor accommodation.





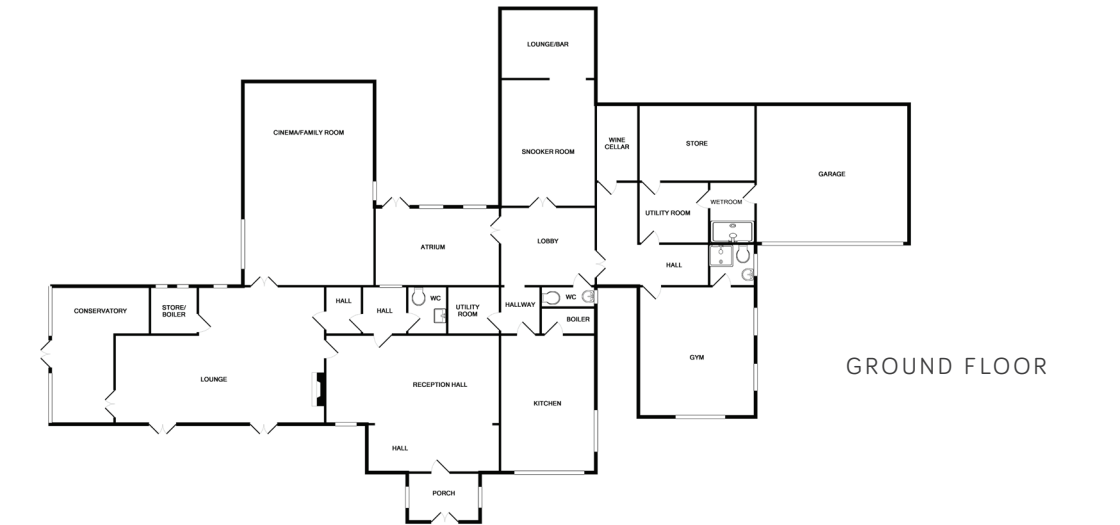
First-floor accommodation is distinguished by a vaulted ceilinged 43' games room and bar, a 32' living room with TV feature fireplace and a vaulted ceilinged study enjoying exceptional panoramic coastal views.







The bedroom accommodation is also to be found on this floor, principal among which are a master suite of bedroom, bathroom and Poliform-fitted dressing room and a guest suite of bedroom with balcony, dressing room and bathroom. Four further bedrooms, two with dressing rooms, and two bathrooms, together with a hot tub room and ensuite shower room and sauna complete the first-floor accommodation.





Outside:

Immediately surrounding the property are well established low-maintenance grounds predominantly laid to sweeping lawns with mature trees and shrubs and paved patios.

There is an integral double garage with extensive parking area, while adjacent to the main residence is a substantial outbuilding, currently serving as a store for garden maintenance and sporting equipment, but with full services infrastructure for conversion to independent guest/staff accommodation subject to planning approval.

There are also stables and a manège, a dog-exercising enclosure and greenhouse. The remainder of the secluded 30 acres extends to fields and a paddock.

Location:

Although enjoying a tranquil, private setting, Croit Vane is conveniently situated a short car journey south to Ballasalla, Castletown and Isle of Man Airport, while the island's capital, Douglas, lies only a little further way to the north east.

Directions:

Heading north from Castletown on the A4 turn left onto the B39 (Corlea Road) signposted Ronague. Croit Vane will be found a short distance along on the right-hand side and is approached via electrically operated gates.

Services:

Mains water and electricity. Private drainage.

Oil-fired heating.

Tenure: Freehold

Rateable value: £748

Rates payable: £3190.22

Viewing: Strictly by appointment,



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