

ASKING PRICE

£2,100,000

THE DETAILS

 5  5  4



Barrowdale House, Sir Georges Bridge
Abbeylands
£2,100,000

call in today or visit www.blackgracecowley.com for more details

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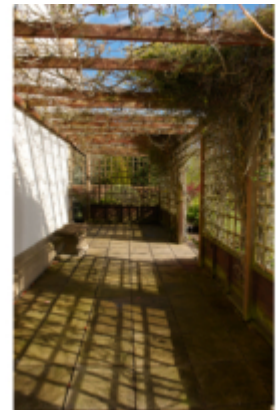
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THE DESCRIPTION

- An outstanding Georgian style country mansion house
- Barrowdale House enjoys a secluded and sheltered position
- Grand Entrance Hall with stunning central Oak staircase
- 4 generous Reception Rooms and Breakfast Kitchen
- 5 En Suite Bedrooms
- Separate self contained guest accommodation
- Set in its own private grounds with mature trees
- Land extending to approximately 10 acres

THE PROPERTY

DIRECTIONS

From Quarterbridge follow along to the Oak Tree at Braddan Bridge. Continue past Braddan Primary School, straight through two roundabouts until you reach the Strang Road junction. Turn right along the A22 and continue up the hill towards Abbeylands. Continue straight where the road bares to the right and follow the road downhill to Sir George's Bridge where Barrowdale House can be found on the right hand side.

THE APPROACH

Situated in a delightful private rural setting and nestled in approximately 10 acres, this imposing Georgian style country mansion house, dressed with elegant stone quoin features, occupies a mature position within its curtilage. Barrowdale House is accessed via a private gated entrance that opens out into a sweeping tree lined driveway, bounded by manicured lawns, mature shrubs and foliage. Your own stretch of the River Glass meanders alongside, perfectly framing the approach to the house.

THE HOUSE

The accommodation boasts a grand entrance hall, where a stunning central oak staircase ascends onto a galleried landing. From here all five en suite bedrooms are accessible. To the ground floor are four generous reception rooms and fitted breakfast kitchen with 'orangery style' breakfast area. Barrowdale House was designed by local architects, Partington, Nixon and Kinrade. Much of the internal woodwork is Brazilian mahogany, which has been installed by local Mastercraftsman Paul Bloom. All windows are of a uPVC Pilkington K Glass. The property is of traditional cavity construction with durox thermal block under a pitched slate roof with exposed quoins.

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THE GROUNDS

Externally there is a large detached garage building providing two generous garages with access to a spacious self-contained one bedroomed guest apartment above. In addition the property boasts workshops and a purpose built barn. Barrowdale House enjoys stunning parkland style gardens to both ends of the property and offers a perfectly private arena for salmon and trout fishing from your own stretch of the river.

THE STATISTICS

GROUND FLOOR

- Portico Entrance
- Entrance Vestibule
- Entrance Hall (Approx 23'2 x 18'8)
- Cloakroom
- Study (Approx 14'4 x 8'11)
- Family Room (Approx 17'5 x 14'3)
- Drawing Room (Approx 29'0 x 16'4)
- Dining Area (Approx 14'0 x 9'0)
- Pantry
- Utility
- Cloakroom
- Kitchen (Approx 16'10 x 15'0)
- Breakfast Area and Sun Room (Approx 17'5 x 12'3)

FIRST FLOOR

- Master Bedroom Suite (Approx 29'0 x 12'6)
- Bedroom 2 (Approx 17'2 x 14'5)
- Shared En Suite Bathroom
- Bedroom 3 (Approx 17'2 x 14'5)
- Bedroom 4 (Approx 13'10 x 13'9)
- Bedroom 5 (Approx 13'11 x 9'2)
- Linen Room



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OUTSIDE

- Garage 1 (Approx 20'2 x 16'5)
- Garage 2 (Approx 20'3 x 18'5)
- Workshop (Approx 20'8 x 20'1)
- Barn (Approx 30'0 x 15'0)
- Guest Accommodation
- Separate Entrance
- Landing/Hallway
- Lounge (Approx 20'3 x 18'5)
- Breakfast Kitchen (Approx 19'8 x 14'0)
- Bathroom
- Bedroom (Approx 20'2 x 16'5)

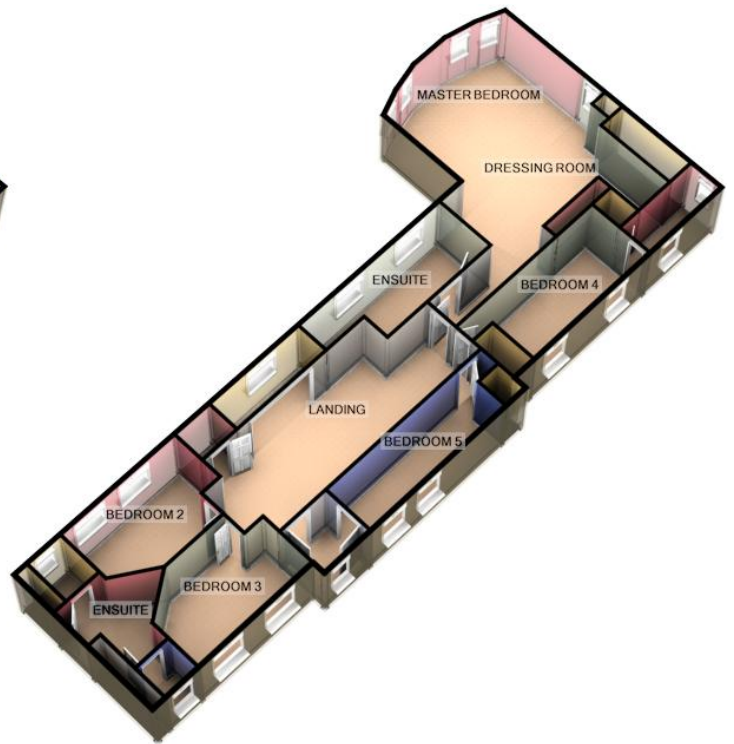
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FLOORPLAN



GROUND FLOOR

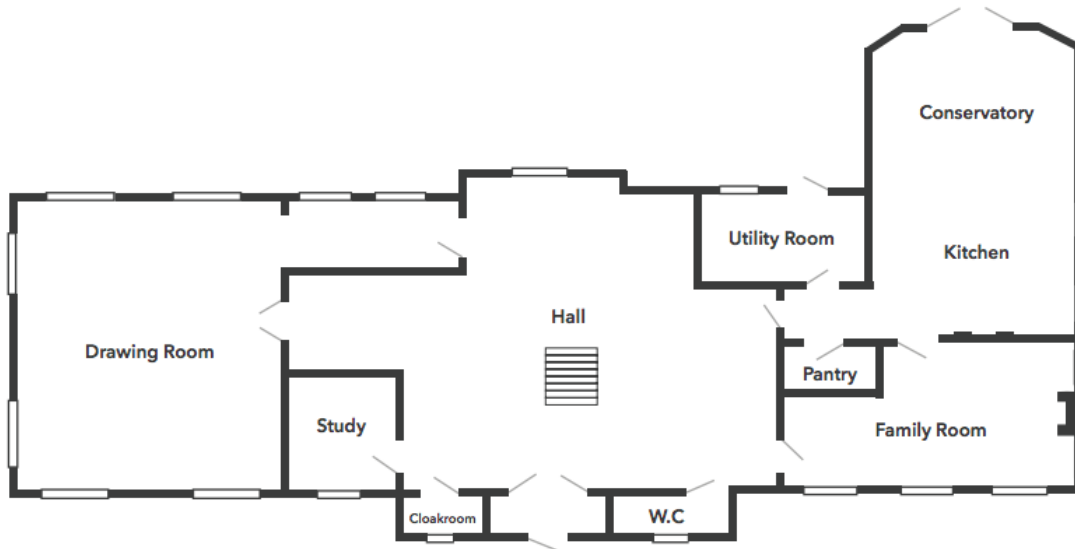


1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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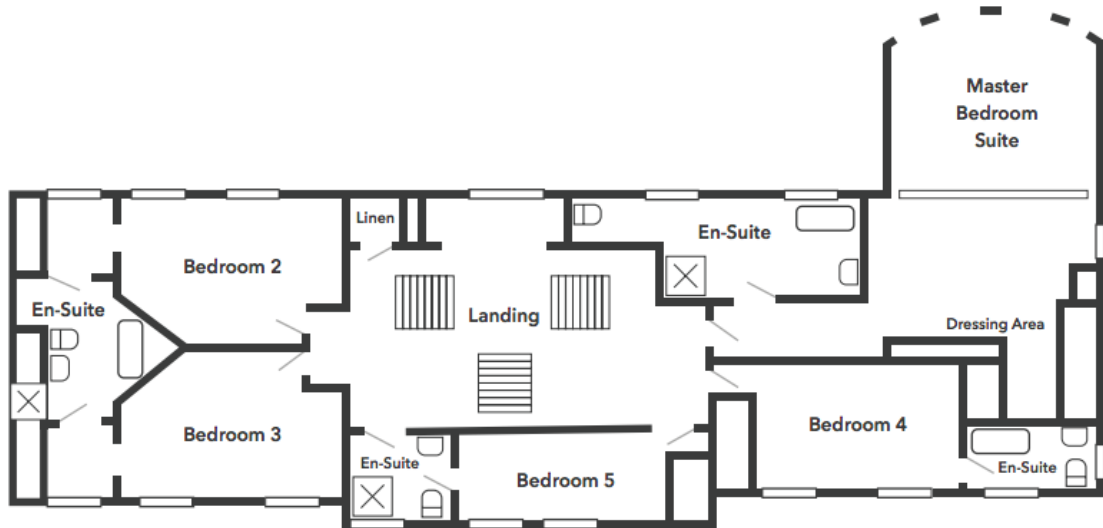
FLOORPLAN

FLOOR PLAN - GROUND FLOOR



FLOORPLAN

FLOOR PLAN - FIRST FLOOR





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