



ASKING PRICE

£1,300,000

## THE DETAILS



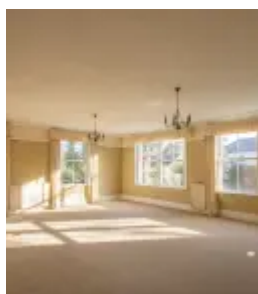
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Ashbourne House  
Ballacraigne, St Johns  
£1,300,000

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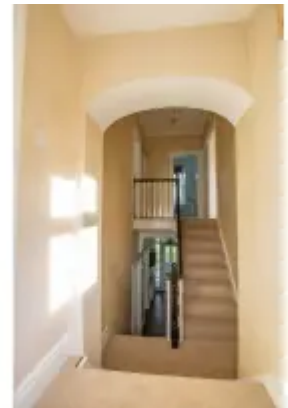
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# Ashbourne House, Ballacraigne, St Johns





# Ashbourne House, Ballacrine, St Johns

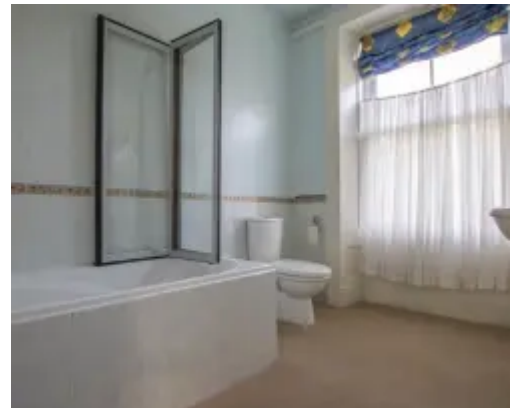


# Ashbourne House, Ballacraigne, St Johns





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## THE DESCRIPTION

- Delightful traditional country house
- 2.5 acre plot with sweeping lawned gardens
- Incorporates 1 acre plot with planning permission for detached luxury bungalow
- 4 Reception Rooms, Breakfast Kitchen
- 4 Bedrooms plus large loft room
- 2 En-suites plus Family Bathroom
- Indoor Swimming Pool
- Numerous outbuildings including extensive garaging

## THE PROPERTY

### DIRECTIONS

Head towards St Johns from Douglas along Peel Road and at the Ballacrine traffic lights turn right and Ashbourne House is then a short distance along on the left hand side.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

Amtico flooring.

#### ENTRANCE HALL

Stairs leading to the first floor, under stairs cupboard, Amtico flooring.

#### LOUNGE (*APPROX 25'5 X 21'3*)

Feature open grate Victorian fireplace with marble hearth. Illuminated shelved display alcove. Access to swimming pool.

#### FAMILY ROOM (*APPROX 13'3 X 12'8*)

Period style carved Mahogany fireplace with canopy grate and tiled inset.

#### DINING/ BREAKFAST ROOM (*APPROX 12'5 X 10'1*)

uPVC French doors leading to the patio area.





PROPERTY DETAILS FOR

## Ashbourne House, Ballacrine, St Johns

### STUDY (*APPROX 13'5 X 13'0*)

Workstation area with fitted desk and built in bookshelves.

### BREAKFAST KITCHEN (*APPROX 17'8 X 13'0*)

Extensive range of modern base, wall and storage units providing excellent work surfaces incorporating a one bowl single sink and drainer unit, part tiled walls, built in appliances including Neff double oven/grill with four ring ceramic hob with extractor hood over, integrated fridge/freezer and dishwasher, tiled flooring.

### UTILITY AREA

Recessed cloaks cupboard, plumbing for washing machine, tiled flooring. Stable door to rear.

### CLOAKROOM

White suite comprising wash hand basin and WC, storage cupboard, tiled flooring.

### SWIMMING POOL COMPLEX (*APPROX 37'4 X 22'1*)

Indoor heated pool with wave machine, under water lights and pool cover (approx 30'8 x 15'4). The room features and attractive pitched timber panelled ceiling and has full double glazed sliding doors to one side leading to the patio area. Arched windows to the other side with painted bird detail. Changing area with electric shower and tiled walls.

### FIRST FLOOR

### HALF LANDING

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PROPERTY DETAILS FOR

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### CLOAKROOM

White suite comprising wash hand basin and WC, half tiled walls.

### MAIN LANDING

### MASTER SUITE

### BEDROOM (*APPROX 13'2 X 13'2*)

Arched alcove.

### DRESSING ROOM (*APPROX 19'7 X 7'3*)

Extensive range of fitted wardrobes and cupboards along one wall.

### EN-SUITE

White suite comprising panelled bath, separate shower cubicle, twin vanity wash hand basins, bidet and WC, heated towel rail.

### BEDROOM (*APPROX 13'4 X 10'6*)

Linen cupboard containing Megaflor pressurised hot water tank. Archway through to:

### DRESSING ROOM (*APPROX 13'2 X 10'7*)

### EN-SUITE

White suite comprising separate shower cubicle, pedestal wash hand basin and WC, half tiled walls, linen cupboard.





PROPERTY DETAILS FOR

## Ashbourne House, Ballacraigne, St Johns

### BEDROOM (*APPROX 13'0 X 12'7*)

Built in cupboards.

### BEDROOM (*APPROX 14'4 X 10'6*)

### FAMILY BATHROOM

Modern suite comprising tiled bath with shower attachment, pedestal wash hand basin and WC, half tiled walls, heated towel rail.

### LOFT ROOM (*APPROX 21'2 X 18'0*)

Under eaves storage, halogen light tracks. This room offers very adaptable accommodation and could be used as an additional 5th Bedroom or hobbies/family room.

### OUTSIDE

The property is set within 2.5 acres of well tended lawned gardens with well stocked shrub beds and mature tree boundaries which extend to approximately one acre. The house is approached by a sweeping tarmac driveway which runs to the side of the property providing generous parking to the rear. In addition, to the rear of the property there is a large plot in excess of an acre and is presently laid to lawn, with a productive well stocked kitchen garden together with large aluminium greenhouses. Planning permission has been passed for the construction of a luxury bungalow of approx 4500sq ft.

### CAR GARAGE

Six car garage with three roller doors.

### CAR GARAGE

Two car garage with electric roller door and access to storage area over.

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**INTEGRAL WORKSHOP (APPROX 20'0 X 9'9)**

**WORKSHOP AREA (APPROX 17'4 X 9'0)**

**MACHINERY STORE (APPROX 17'10 X 15'6)**

### SERVICES

All mains services installed, including 3 phase electrics. Oil fired central heating with all radiators having thermostat controls. Double and secondary glazing.

### TENURE

The tenure is freehold.

### POSSESSION

Vacant possession on completion of purchase.

### VIEWINGS

By appointment through the agent, Black Grace Cowley.

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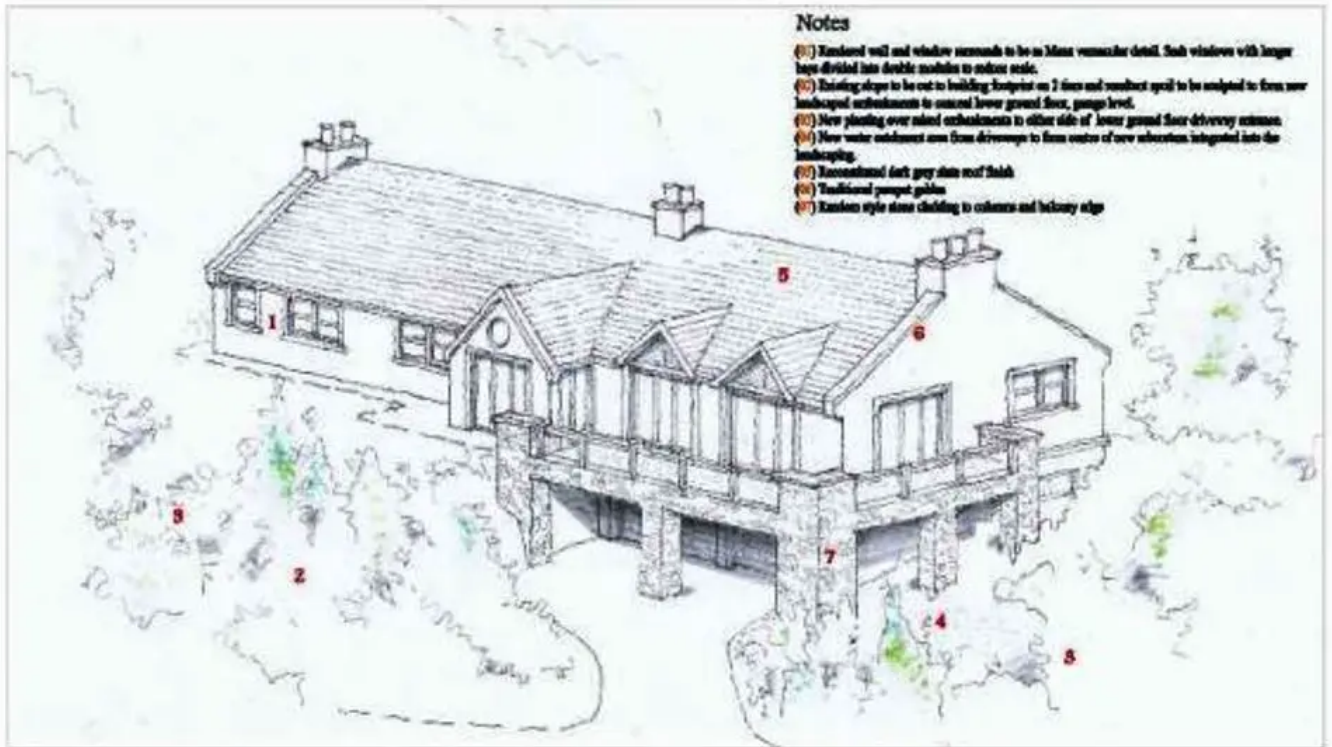
## FLOORPLAN



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



3D Aerial Sketch of Proposed House looking North West

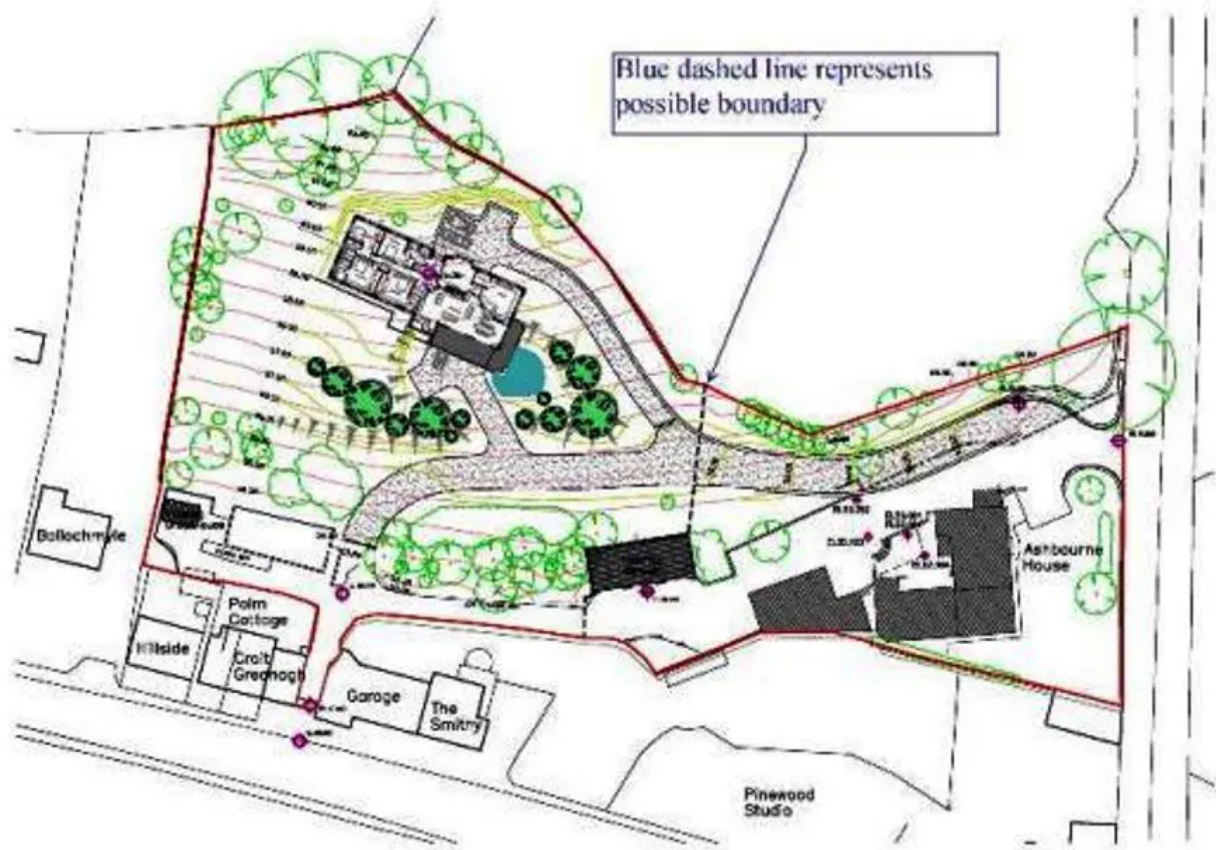
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Ashbourne House

cre8 architecture iom



## FLOORPLAN





PROPERTY DETAILS FOR

# Ashbourne House, Ballacrine, St Johns

## Disclaimer

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