

# Ronaldsburn Derbyhaven





# RONALDSBURN

- Magnificent detached period home offering extensive family accommodation
- Sought after location of Derbyhaven enjoying stunning coastal and sea views along with beautiful beach walks on your doorstep
- Impressive swimming pool and gym complex complemented by relaxation areas and 2 changing/shower rooms
- Family room, living room, snug, orangery, sitting room, entertainment/hobbies room and a first floor lounge
- Luxury dining kitchen and a large utility room
- Principal bedroom suite with a walk in wardrobe, dressing room, an en-suite and access to a large sun terrace
- 4 Further double bedrooms, shower room, family bathroom and a first floor study/6th bedroom
- Recently modernised 2 bedroom annex arranged over two floors benefitting from its very own entrance
- Imposing entrance leading to the paved driveway providing excellent parking facilities along with access to the integral garages
- Beautifully landscaped gardens with mature planting and a feature patio area where you can savour the coastal ambiance

Black Grace Cowley are delighted to offer this magnificent detached period home is nestled in the highly sought-after location of Derbyhaven, offering extensive family accommodation and breath-taking coastal and sea views. There are beautiful beach walks right on your doorstep, allowing you to immerse yourself in the natural beauty of the area.

Upon entering, you are greeted by a grand welcoming reception hall with beautiful, panelled walls that sets the tone for the rest of this exceptional residence. The property boasts a variety of living spaces designed for both comfort and entertainment. These include a spacious family room, a cosy snug, a relaxing living room, an elegant orangery, and a sophisticated sitting room. In addition to the main reception space, there is a west wing offering an entertainment/hobbies room with a shower room off and a first-floor lounge. This ground and first floor area could be converted into an additional annex and could also be extended into the garden stores, creating further accommodation.

The heart of the home is the luxury dining kitchen fitted with high-end appliances. Open to the dining kitchen is the family/dining area offering ideal space for day to day living and both casual family meals and formal dining. Adjacent to the kitchen is a large utility room, providing additional storage and functionality. The kitchen seamlessly blends traditional charm with modern convenience, featuring bespoke cabinetry and a large central island, making it perfect for culinary enthusiasts. The principal bedroom suite is a true retreat, featuring a walk-in wardrobe, a dressing room, an en-suite bathroom, and access to a large sun terrace where you can enjoy the stunning views towards Castletown. This serene sanctuary is designed with relaxation in mind. There are four further double bedrooms, a shower room, a family bathroom, and a first-floor study that can also serve as a sixth bedroom, ensuring plenty of space for a growing family or guests.

An impressive swimming pool and gym complex adds to the properties luxury, complemented by relaxation areas and two changing/shower rooms. This area is perfect for both fitness and leisure, providing a private oasis within your own home. The complex features a heated indoor pool complemented by solar panels, and serene lounging spaces, making it a haven for health and wellness.

The property also includes a recently modernised two-bedroom annex arranged over two floors, benefiting from its own entrance. This annex is ideal for extended family or guests and comprises a living/dining room with an open-plan kitchen, a ground floor bedroom with an en-suite, a first-floor bedroom also complemented by an en-suite, and a utility room. The annex also benefits from the beautiful sea views, making it a comfortable and inviting space for visitors or long-term stays.

With six cellar rooms, the property offers great potential for transformation into wine cellars or even a family home cinema, adding to its unique appeal. These versatile spaces can be customised to suit a variety of needs, from a private entertainment suite to additional storage or hobby rooms.

As you approach the property, an imposing entrance leads to a paved driveway providing excellent parking facilities along with access to the integral triple garage and additional single garage/workshop. The beautiful front and rear gardens are softened by mature planting, creating a serene and picturesque environment. The gardens take full advantage of the stunning surrounding views, especially the feature patio area, which is perfect for outdoor entertaining or simply relaxing while enjoying the breath-taking scenery. Beautifully landscaped, these gardens provide a tranquil retreat with manicured lawns, flowering shrubs, and well-placed seating areas to savour the coastal ambiance. Outside there is also a stone garden store.

This is a very unique opportunity to purchase a fine property in such a desirable location, combining period charm with modern luxury and extensive accommodation. The residence is ideal for those seeking a luxurious lifestyle in a picturesque coastal setting. The seamless blend of elegance and modern amenities ensures that this home offers the best of both worlds, making it a truly exceptional property.











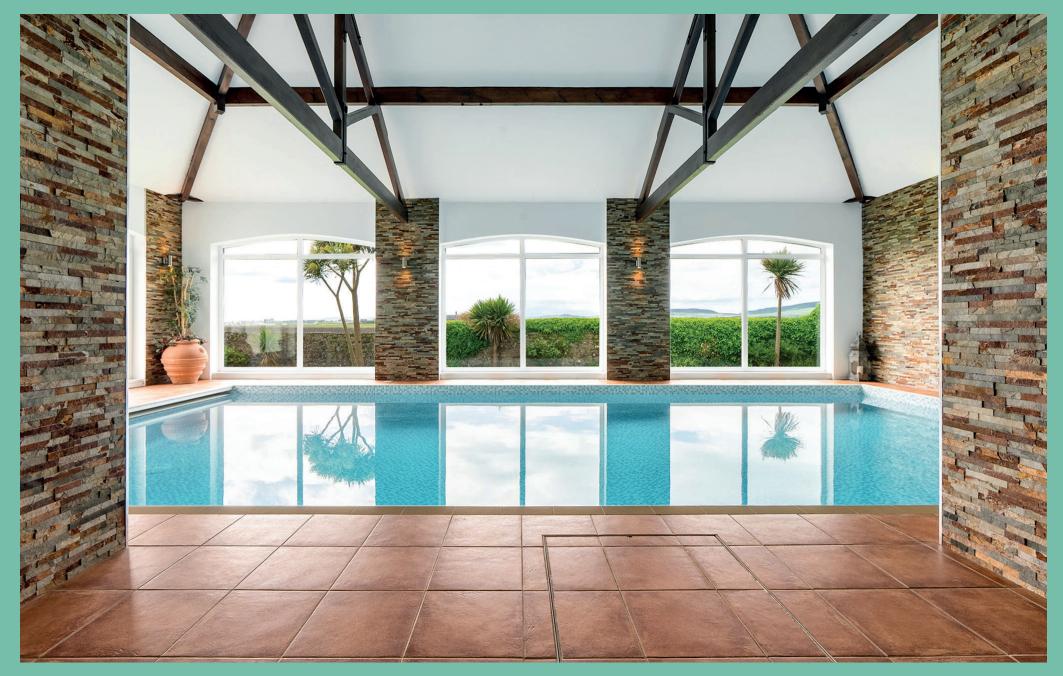
























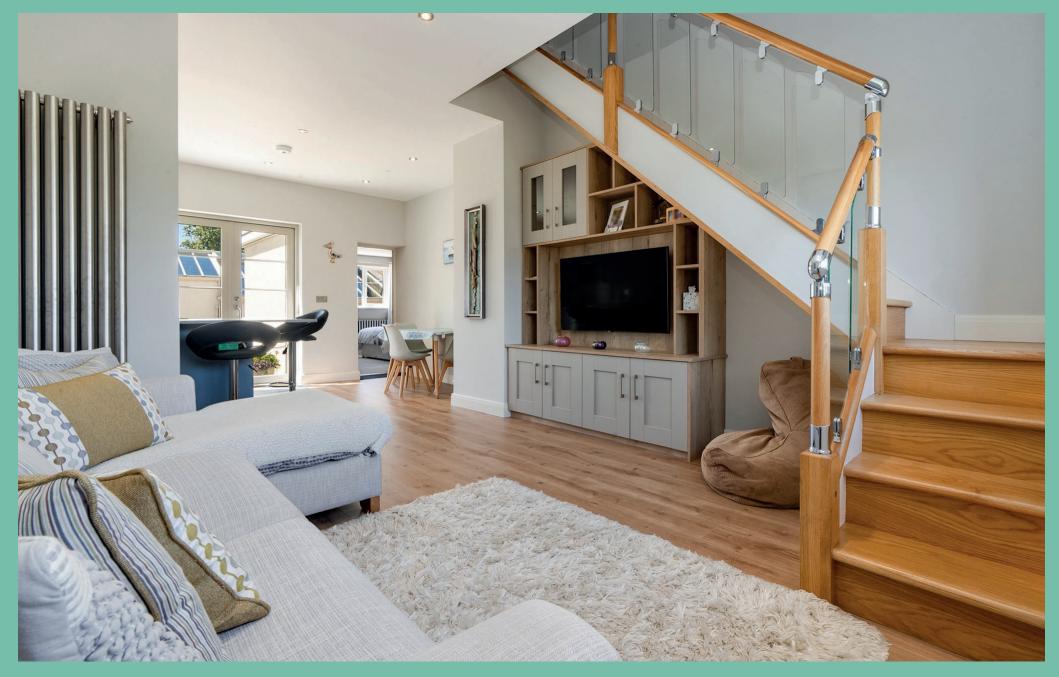
















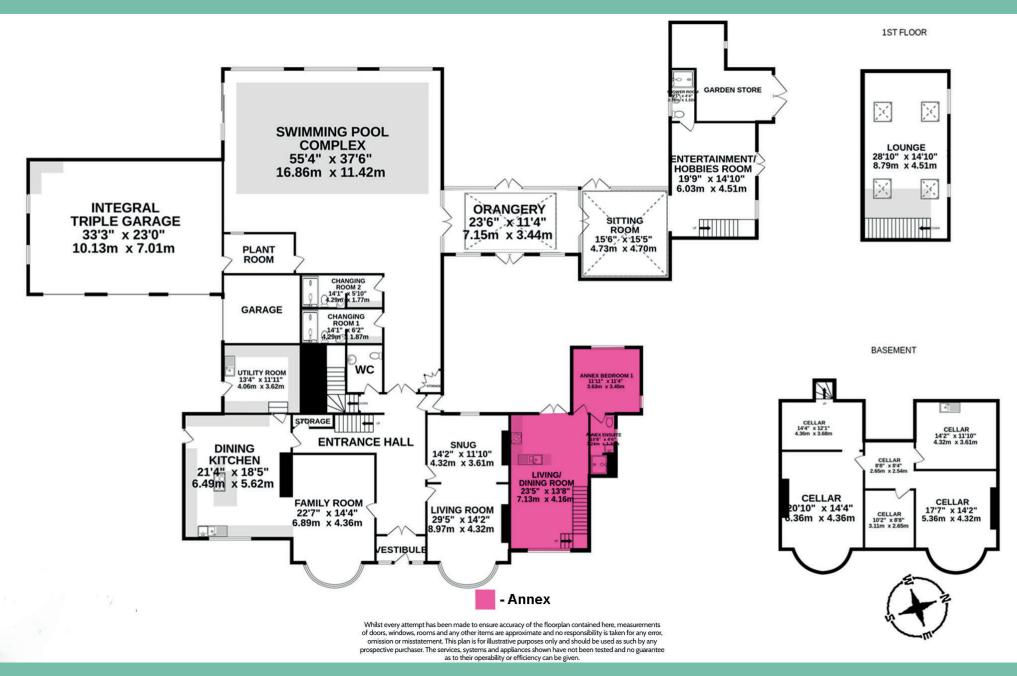


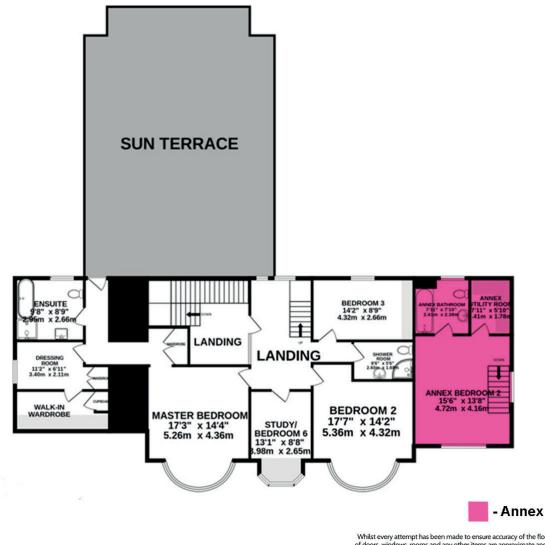


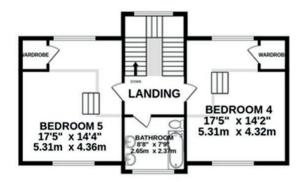














Whilst every attempt has been made to ensure accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

VIEWING Viewing is strictly by appointment only through the Agent.

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