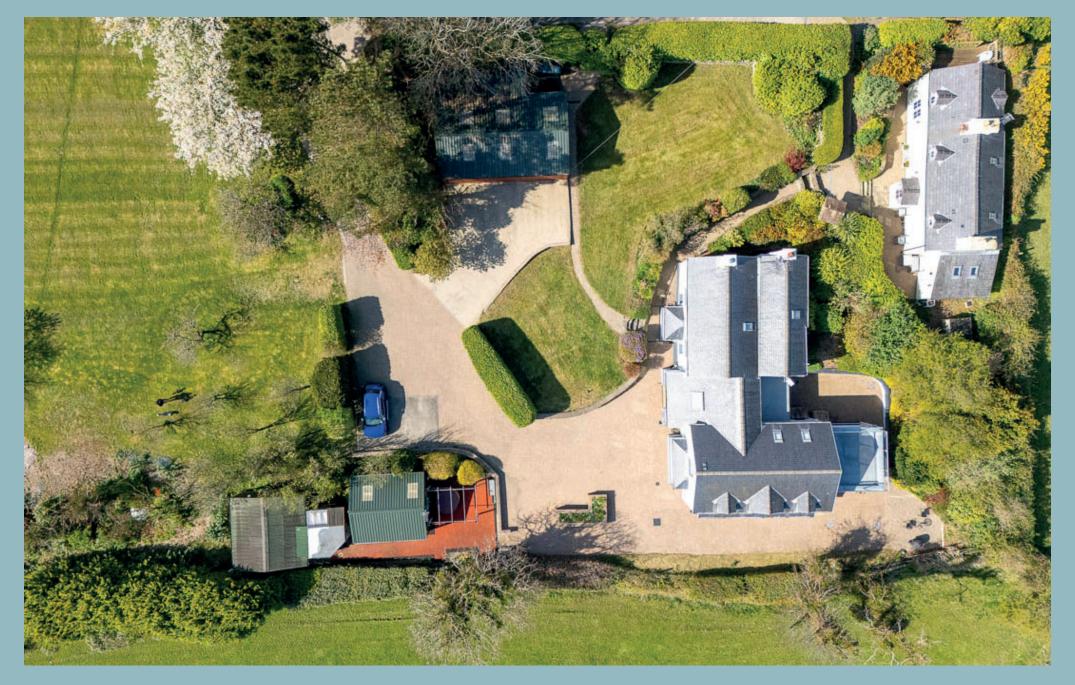


## Croit Rance Maughold





## Croit Rance

- 3,000 sq.ft Principal Dwelling with 3 Bedrooms, 3 Bathrooms
- 3 Reception Rooms, Boot Room, Cloakroom, Utility, Kitchen
- Additional 4\* self-catering Manx Cottage with 2 Bedrooms, 2 Reception Rooms, Kitchen, Utility/Boot
   Room, Bathroom
- Several Outbuildings, 2 Detached Triple Car Garages
- · Summer House which could be used as additional annex accommodation
- Approx. 2 acres of landscaped gardens
- Set within a stunning coastline location with panoramic sea views
- Oil Fired Central Heating to both properties, uPVC double glazed
- Modernised and Maintained to an exceptional standard by current vendors
- Within walking distance of a local tram stop, public walkways around Maughold, including the Raad
   Ny Follan and just a 10 minute drive from Ramsey
- No onward chain

Black Grace Cowley are delighted to offer Croit Rance to the market. This stunning mini estate is situated within a private yet rural location in Maughold with spectacular panoramic sea views across Maughold Headland. The property itself is set within two acres of landscaped gardens with ample parking within the grounds. There are two separate detached triple garages perfect for a car enthusiast.

The principal dwelling has a spacious entrance hall with double height ceilings with a central staircase leading up to the first floor. There is a large double bay fronted living room with the larger bay taking in those spectacular panoramic views out to sea. Off the living room is a sunroom with spectacular views and looking onto the property's rear garden. On the opposite side of the entrance hall, a set of double doors take you into the dining room and snug area, which has an opening through to a modern fitted kitchen leading into the utility room and onto a separate boot room. There's a guest cloak room and WC off the entrance hall.







To the first floor are three bedrooms, the master bedroom stretches above the living space and takes in those spectacular views out to sea, walk-in wardrobe, contemporary style ensuite with a bath, shower cubicle, 'His' and 'Hers' wash hand basins and WC. Off the master bedroom is a private sun terrace with stunning views across Maughold. In addition to the master bedroom, there are two further bedrooms, one of which has an en-suite bathroom. Walk-in linen closet/ boiler room, and then a family bathroom which services bedroom three.

In addition to the principal dwelling, there is an extended detached two-bedroom cottage within the grounds of Croit Rance, this property currently has a four-star self-catering rating. It's a perfect holiday cottage or secondary dwelling for multi-generational living. The entrance porch leads you into the dining room and through to the living space. Also off the dining room is access into a country style kitchen. Beamed ceilings throughout the ground floor, offering plenty of character. Off the kitchen is a utility/downstairs WC, which also acts as a boot room. From the dining room is an open staircase leading you up to the first floor with two double bedrooms, off the larger of the two bedrooms is a private sun terrace. In addition to this, there is a family bathroom fitted with a bath, shower, wash hand basin and WC.

The grounds of Croit Rance extend to approximately two acres of stunning landscape gardens. There's additional storage sheds, a large summer house which could be utilised quite easily as a separate annexifyour equired additional living accommodation within the grounds or home office. The gardens are mainly lawned to lawn with mature shrub borders offering plenty of colour throughout the year. Gated driveway into the estate which splits into two, one that takes you round to the Holiday Cottage and one to the main residence providing complete privacy for both properties when fully occupied. There are two large timber framed triple garages, both of which can comfortably hold three cars.

The views from Croit Rance are truly spectacular and offers a fantastic opportunity for somebody to purchase a forever home in a stunning coastal location. To arrange a viewing, please call Black Grace Cowley on 01624 645555.

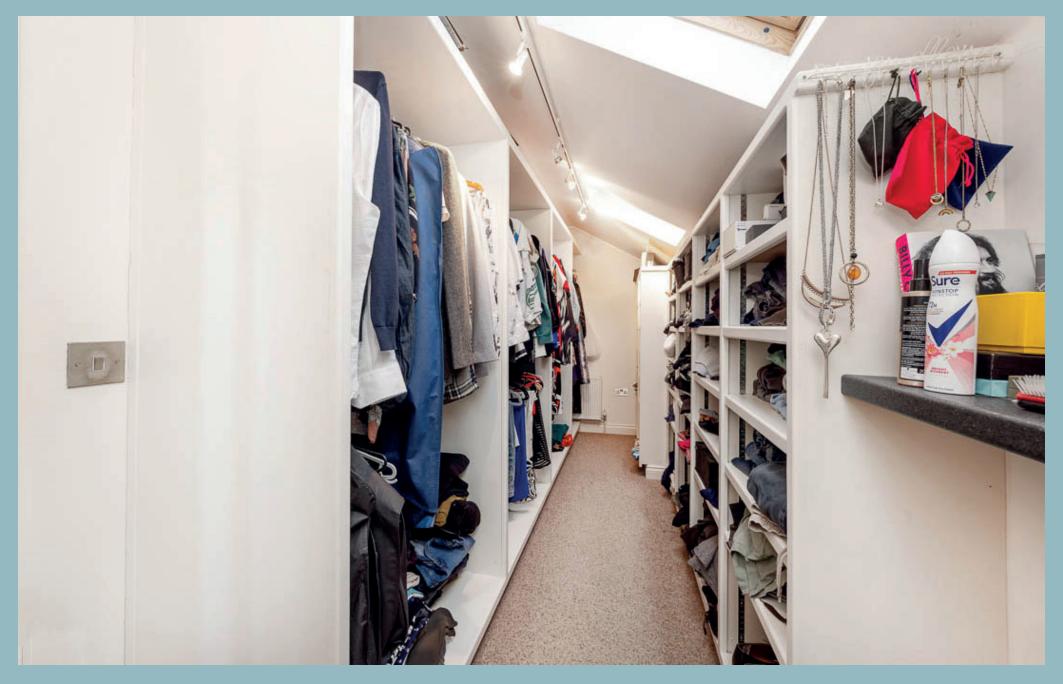




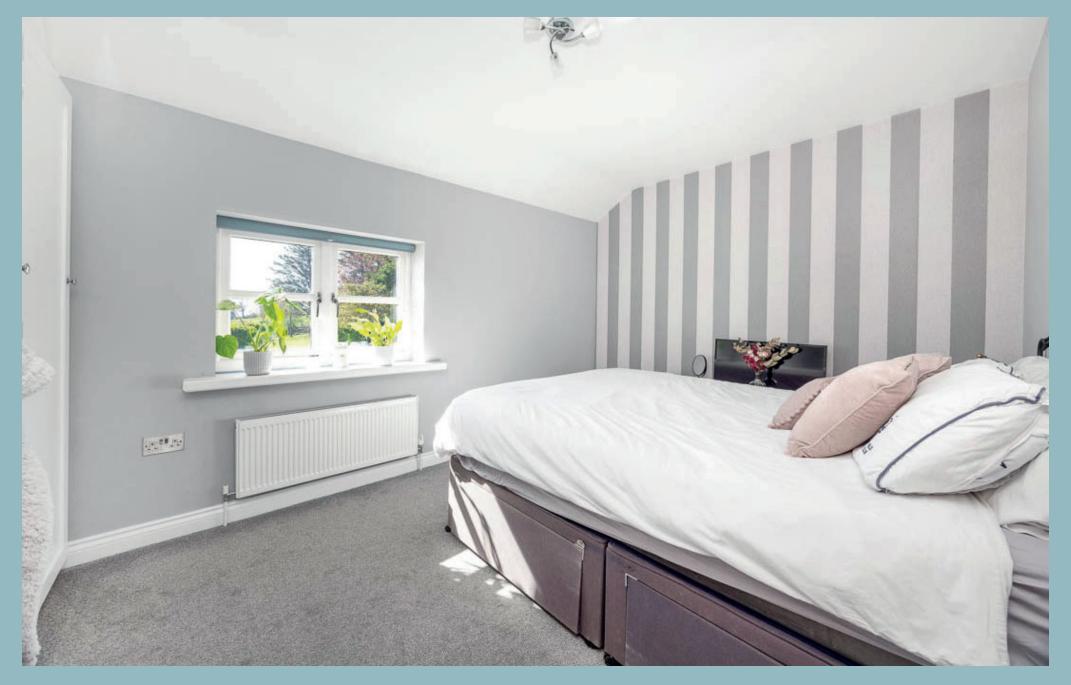




























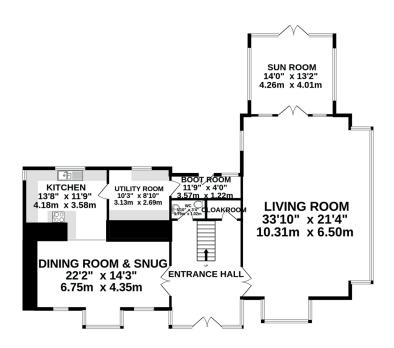


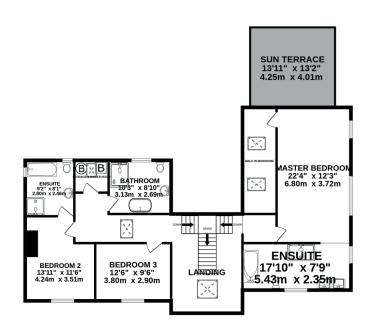




GROUND FLOOR 1271 sq.ft. (118.1 sq.m.) approx.

1ST FLOOR 1632 sq.ft. (151.6 sq.m.) approx.

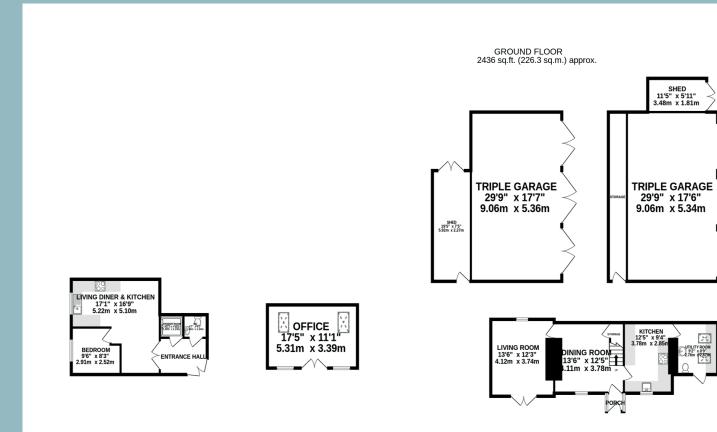




## TOTAL FLOOR AREA: 2904 sq.ft. (269.8 sq.m.) approx.

Whilst every attempt has been made to ensure the 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 mis-statement. 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.

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1ST FLOOR 443 sq.ft. (41.1 sq.m.) approx.



## TOTAL FLOOR AREA: 2879 sq.ft. (267.4 sq.m.) approx.

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Tel: 01624 645 555

Email: hello@blackgracecowley.com