



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.





































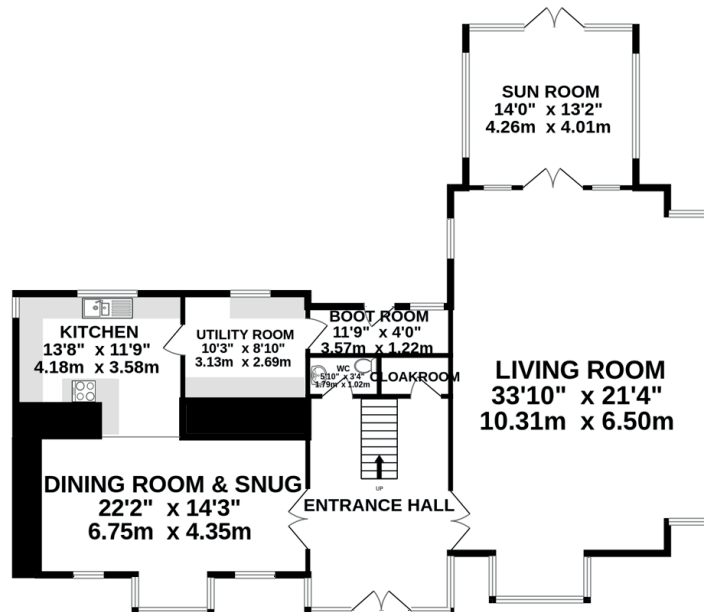




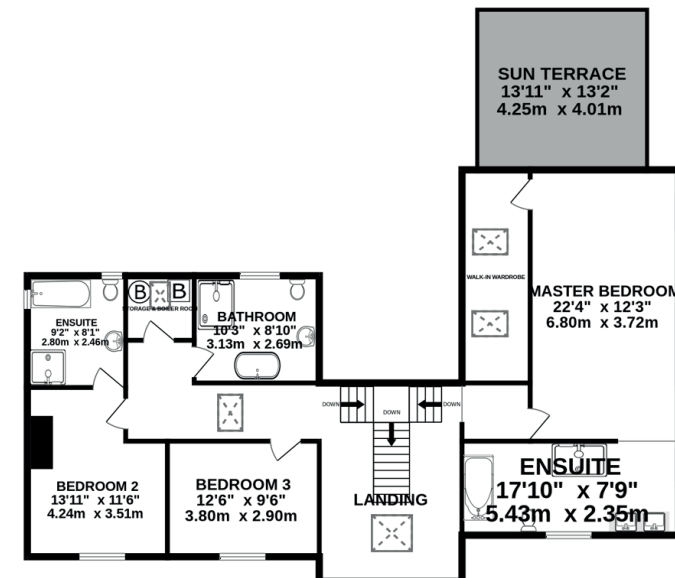




GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



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

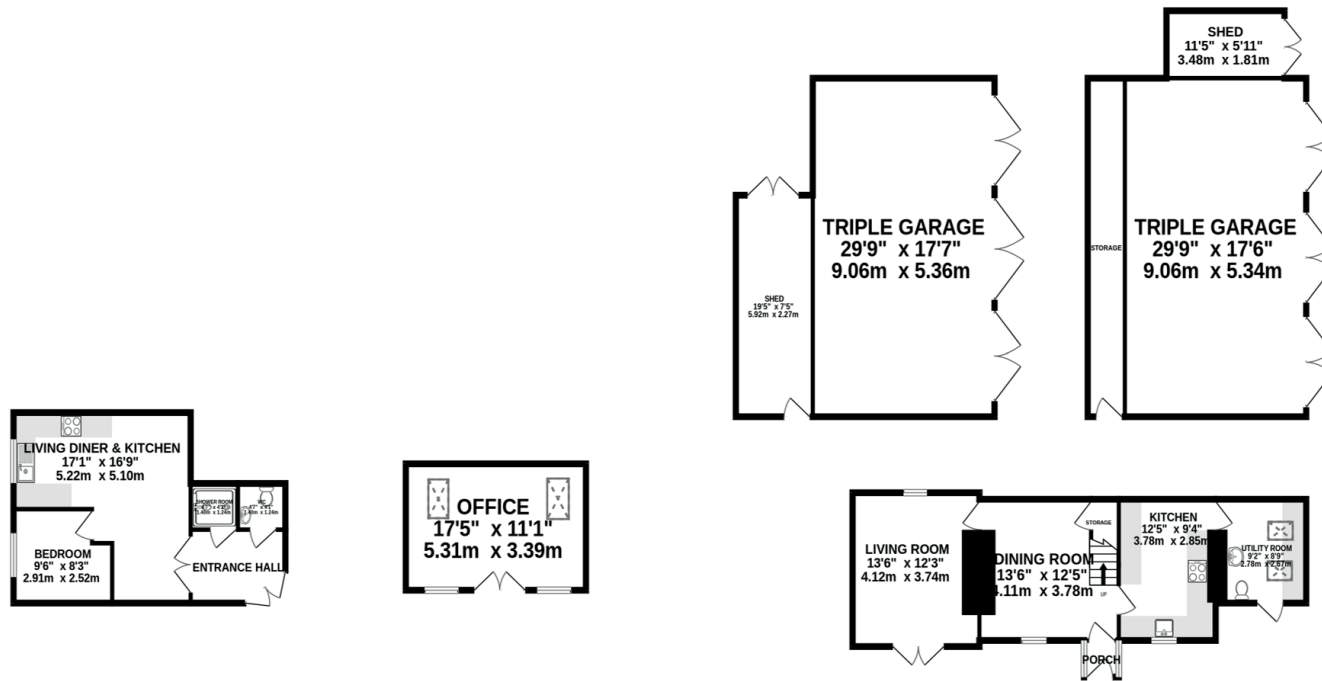


TOTAL FLOOR AREA : 2904 sq.ft. (269.8 sq.m.) approx.

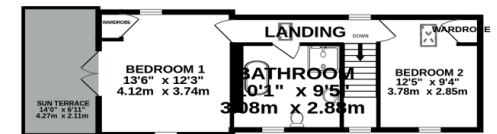
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
2436 sq.ft. (226.3 sq.m.) approx.



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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VIEWING

Viewing is strictly by appointment only
through the Agent.

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