



ASKING PRICE

£1,795,000

THE DETAILS



Ballaclucas Cottage
Top Road, Crosby
£1,795,000

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

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THE DESCRIPTION

- Detached Executive Home extending to 5,400 sq.ft
- Set on a 1 acre plot with panoramic rural views
- 4 Reception Rooms, plus a Home Office
- 5 spacious Bedrooms and 4 modern Bathrooms
- Large open-plan living space with potential for a self-contained annexe
- Large Triple Garage
- Beautifully landscaped gardens
- Gated in-and-out driveway with off-street parking for multiple vehicles
- Oil-fired central heating and double-glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer Ballaclucas Cottage in Crosby to the market. This substantial and attractive detached executive home is set within approximately one acre of beautifully landscaped grounds and enjoys panoramic rural views towards the South and West of the Island. Situated less than a five-minute drive to Noble's Hospital and local Crosby amenities, including the Co-op and Costa Coffee. The property is also just 10 minutes from Douglas and approximately 10–15 minutes from Peel.

Upon arrival, the property benefits from a gated in-and-out driveway, providing access to a large block-paved parking area suitable for several vehicles. Entering through the vestibule porch, you're welcomed into a spacious entrance hall, with a central staircase leading to the upper floors forming the hub of the home. Off the entrance hall, there is access to the modern fitted kitchen/breakfast room, which features a range of bespoke wall and base units with granite worktops, integrated appliances, a breakfast bar and dual-aspect windows offering ample natural light.

From the kitchen, a door leads through to the expansive open-plan dining, living and family space. This large L-shaped room is also accessible from the entrance hall. The dining area boasts a vaulted ceiling with Velux windows, flooding the space with natural light, and doors open out to the stunning grounds. Also accessed from the kitchen is a utility room and guest WC, which leads through to an additional TV room/lounge at the front of the property. This space could serve as an extra reception room or potentially an annexe, with separate access via the eastern wing of the home from the block-paved driveway.

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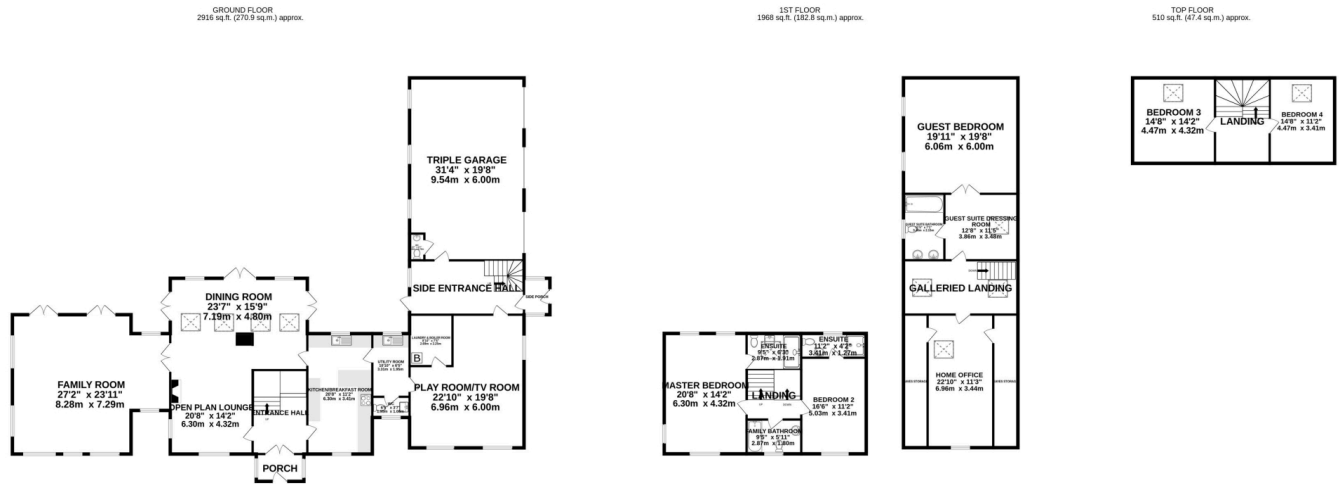
Off the open-plan living area, a set of double doors leads to the family room, which is a beautiful triple-aspect extension featuring full-height ceilings, oak flooring and floor-to-ceiling windows showcasing picturesque views over the south-facing gardens and countryside. From the TV room, a door leads into the laundry/boiler room, housing the oil-fired central heating boiler and pressurised tank. The TV room connects to a side hallway and porch, with access to the rear garden and stairs up to the first-floor guest suite. Off the side hall is a large triple garage with three up-and-over doors, double-glazed windows for natural light and an additional guest/gardener's WC.

Upstairs in the guest wing, a spacious landing, ideal as a study area leads to a generous home office with Velux windows and built-in eaves storage. The guest suite includes a walk-through dressing room/wardrobe area, a large en suite bathroom and a substantial double bedroom (approx. 20' x 20') with excellent natural light overlooking the rear gardens. Returning to the main entrance hall, stairs lead up to the first floor, where you'll find the impressive master bedroom. This room features dual-aspect windows, porthole windows and light flooding in from the pitched ceiling over the dining area. The master has its own en suite bathroom. Also on the first floor are Bedroom 2 (with en suite) and a contemporary family bathroom situated at the front of the home. A further staircase leads to the top floor, where Bedrooms 3 and 4 are located, along with a spacious landing illuminated by a Velux window.

The property has been maintained to an exceptional standard by the current vendors and the grounds reflect the care and attention invested throughout. The landscaped garden spans around one acre, mainly laid to lawn, with mature borders and a large patio area accessible from several parts of the house. To the front, there is an additional lawned area and ample parking on the block-paved driveway. The gardens are south-west facing, ensuring the home benefits from natural sunlight throughout the day and uninterrupted countryside views.

No onward chain.

FLOORPLAN



TOTAL FLOOR AREA: 5393 sq.ft. (501.1 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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PROPERTY DETAILS FOR

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