



ASKING PRICE

£2,450,000



THE DETAILS



5



6



5



Glen Cam

Corlea Road, Ballasalla

£2,450,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD







PROPERTY DETAILS FOR
Glen Cam, Corlea Road, Ballasalla



PROPERTY DETAILS FOR
Glen Cam, Corlea Road, Ballasalla



PROPERTY DETAILS FOR
Glen Cam, Corlea Road, Ballasalla













Glen Cam, Corlea Road, Ballasalla



THE DESCRIPTION

- Glen Cam – 7,000 sq ft residence set in 17 acres in the South of the Island
- Open-plan kitchen/living with sun lounge
- Games/snooker room
- Large entertainment room with wine cellar
- 3 Bedrooms, 3 bathrooms
- Double Garage
- Sauna, WC
- Utility/ Boot Room
- Self-contained 2-bed annex with open-plan living/kitchen; en-suite and family bathroom
- Lower ground floor craft studio
- Landscaped gardens with widespread sea views
- Fields and paddocks extending to 17 acres with detached stable block, sheds, and private plantation access
- Oil-fired central heating, double glazing
- Modernised to a high standard

THE PROPERTY

Black Grace Cowley are delighted to bring Glencam, Corlea Road to the market. Set within approximately 17 acres of private grounds, this substantial and beautifully renovated residence occupies an elevated position, enjoying complete privacy alongside breath-taking panoramic sea views across the south of the island.

The property is approached via a gated entrance leading onto a newly laid tarmac driveway, passing paddocks and a stable block before opening into a generous parking area suitable for multiple vehicles. The house is surrounded by mature, landscaped gardens, creating a tranquil and secluded setting.

Upon entering, a welcoming entrance porch leads into a spacious central hallway, flooded with natural light from a striking lantern skylight. From here, the heart of the home unfolds into a stunning open-plan kitchen, dining, and living area. Recently renovated, this space features a range of Laura Ashley wall and base units with stone worktops, a large feature island, integrated appliances, and a log burner. Patio doors open directly onto the gardens, seamlessly blending indoor and outdoor living.

A utility and boot room, also recently updated, provides additional practicality with direct access to the rear gardens and land beyond. The ground floor further benefits from a guest cloakroom, a generously sized principal bedroom with en suite and sea views, and a second double bedroom with en suite and extensive fitted wardrobes.



PROPERTY DETAILS FOR

Glen Cam, Corlea Road, Ballasalla

A light-filled study area with Velux skylights leads through to the rear hallway, providing secondary access and connecting to the entertainment wing and annex. This section includes a family shower room and a superb triple-aspect snooker and games room, complete with feature panelling, built-in storage, and fireplace.

Steps lead up to an impressive sunroom with double-height ceilings, dual-aspect glazing, and access to a private decked area. From here, stairs descend to a spectacular lower-ground entertainment space, designed for leisure and hosting. This expansive open-plan area accommodates multiple activities and features a fitted kitchen, dining area, breakfast bar, and access to a bespoke underground wine cellar.

Additional facilities include a sauna, shower room, storage areas, and access to a large double garage.

The main house also offers a further en suite double bedroom on the upper level, with vaulted ceilings, fitted wardrobes, and outstanding sea views.

In addition to the main residence, the property benefits from a self-contained two-bedroom annex. Finished to a modern standard, it comprises an entrance porch, open-plan living/dining/kitchen area, and a lower-ground studio or home office space. The first floor offers two spacious double bedrooms, including one with a balcony enjoying panoramic sea views, alongside an en suite and a separate family bathroom.

Externally, the grounds extend to approximately 17 acres and include landscaped gardens, paddocks, a stable block, storage sheds, and footpaths leading through the land and into the plantation beyond.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR

Glen Cam, Corlea Road, Ballasalla

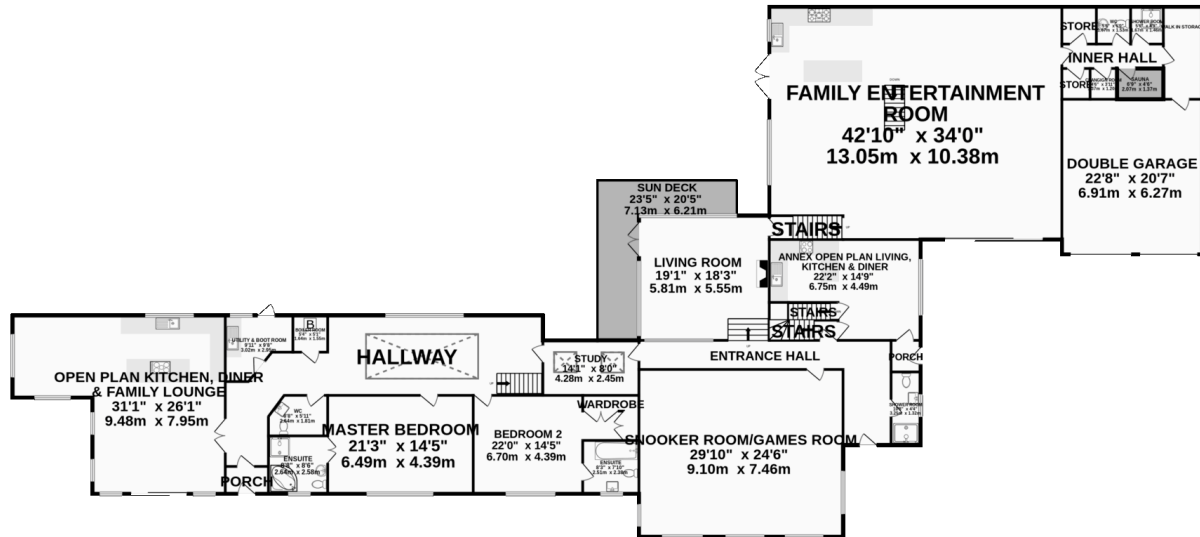
Despite its peaceful and private setting, Glencam remains conveniently located within a 10-minute drive of the airport and King William's College, and approximately 15–20 minutes from Douglas town centre.

e: hello@blackgracecowley.com | **w:** [blackgracecowley.com](https://www.blackgracecowley.com) | **t:** +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

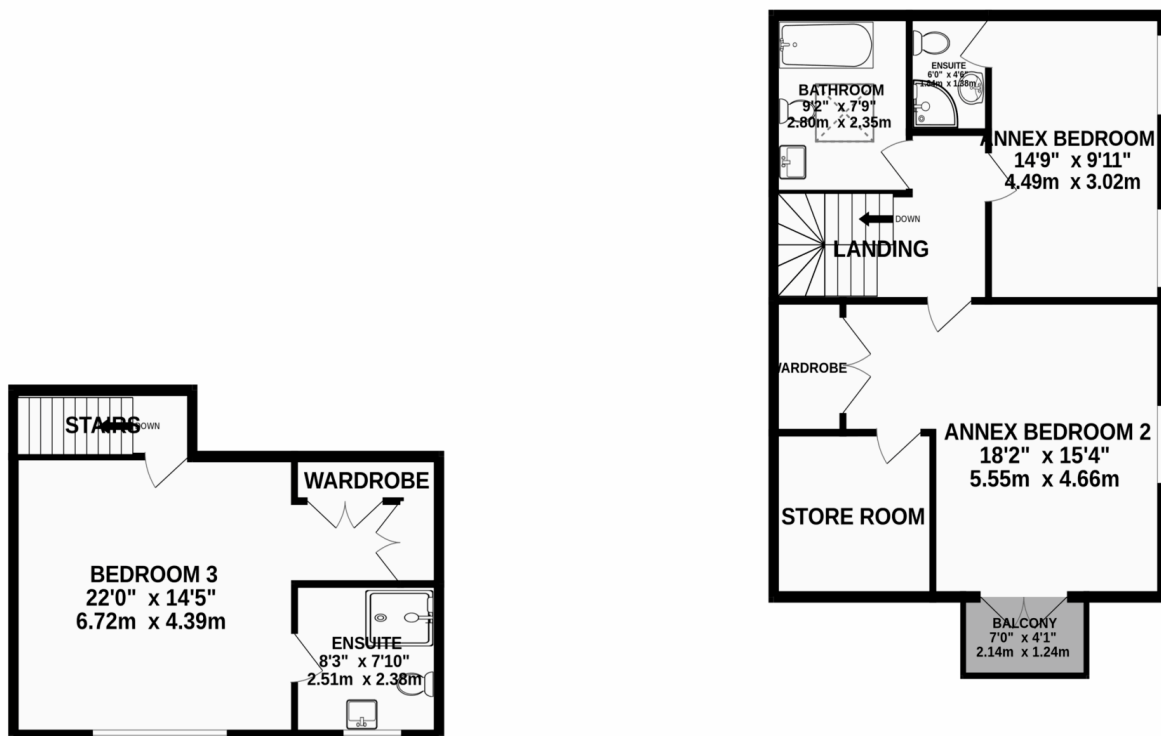
FLOORPLAN

GROUND FLOOR
6045 sq.ft. (561.6 sq.m.) approx.



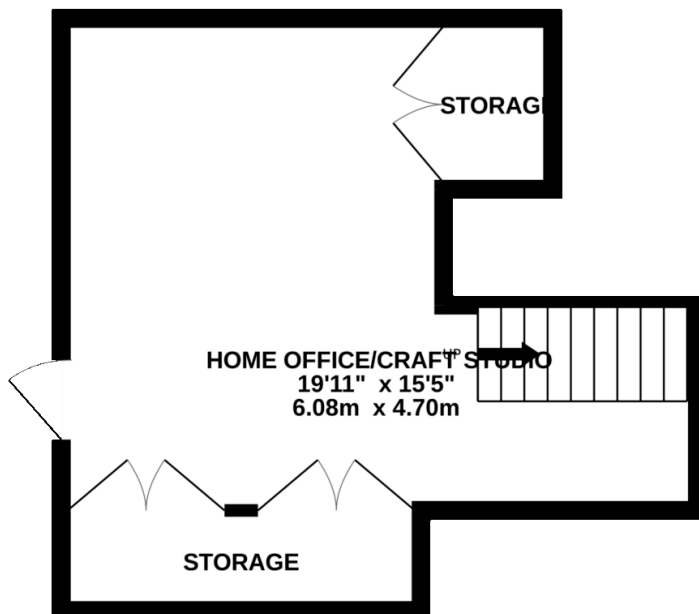
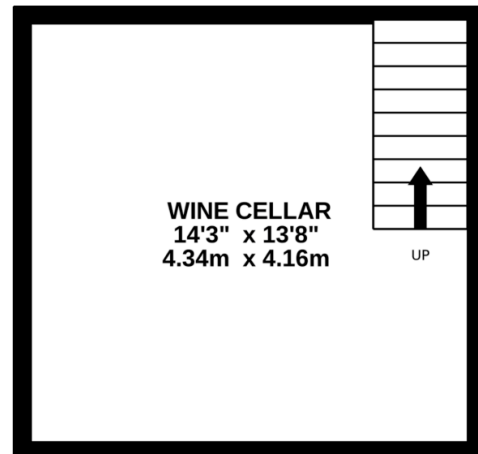
FLOORPLAN

2ND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



FLOORPLAN

LOWER GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.





PROPERTY DETAILS FOR

Glen Cam, Corlea Road, Ballasalla

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD