



# Impressive country house with about 12 acres

**Cronkould Manor, Main Road, Ballaugh, Isle of Man IM7 5ED**

Freehold





7 bedrooms • 3 bathrooms • 5 reception rooms •  
Farmhouse kitchen & AGA • Study/Office & filing room •  
Large integrated workshop & garage • Barn &  
Outbuildings • About 12 acres

#### Local information

Set at the head of a long tree lined driveway Cronkould Manor lies in rural splendour on the edge of the village of Ballaugh, about 0.5 mile from the famous Ballaugh Bridge and the well regarded Raven Arms public house.

The village is served by a well-stocked village store with a post office and primary school and is about 6 miles west of the pretty town of Ramsey and 16 miles north of the capital Douglas with its ferry port. The airport at Ronaldsway is 20 miles to the south.

The Isle of Man is a stunning jewel in the Irish Sea, has a favourable tax regime and a wealth of well supported leisure and sports facilities to suit most tastes and pursuits. The Isle of Man is a British Crown Dependency, situated equidistant between England and Ireland in the Irish Sea. It has favourable strategies with respect to corporate and personal taxation, a highly developed financial services sector, and a strong e-gaming, e-commerce, biotech and manufacturing base.

There are a number of incentives and regulatory controls in place to encourage and develop business. The Isle of Man offers zero rate of corporation tax for most businesses, no capital or inheritance tax, and a maximum personal tax cap of £175,000 per annum for new applications, subject to conditions.

Located at the heart of the British Isles with excellent communications, the Isle of Man

is a picturesque and safe environment in which to make the ideal location to live and establish business. London airports 60 minutes, Dublin 40 minutes, Manchester & Liverpool 40 minutes, Glasgow & Edinburgh 60 minutes,

The backdrop to the house is beautiful fell land and is close to local beauty spot Tholt e Will Glen.

The 12 acres included in the sale of this property provide plenty of space for horses and there are both stables and a barn which lend themselves to equestrian use.

#### About this property

Cronkould Manor is an impressive country house extending over two floors to over 6600 sq ft and has undergone restoration and upgrading whilst still allowing new owners to stamp their own mark and create a home to meet their needs. This is a property that is as well suited to entertaining as well as providing a spacious family home.

The adjoining workshop could be integrated subject to planning and the bathrooms are classic white; well-appointed but not cutting edge. The farmhouse kitchen has an AGA and could potentially be extended into adjoining rooms to create a large dining living kitchen in line with contemporary taste and style.

There is a profusion of superb light oak panelling and joinery including oak doors, architraves and the fabulous staircase in the reception hall leading up to the gallery landing and matching the









solid oak floor which extends into the dining room.

Double oak doors open off to the drawing room to the left and the sitting room to the right. With an ornamental fireplace and double French doors to the gardens this is an impressive room. The drawing room has an ornamental fire and double oak doors lead through to the dining room with real fire and a service door to the farmhouse kitchen with its four oven AGA.

A large boot room/utility room lies to the rear of the kitchen with an outside door to the rear courtyard and parking area. There are two substantial further reception rooms to the rear section of the house and these include a family snug with patio doors to the rear and a games room alongside. The games room also has access from the rear hall area with another outside door and a cloakroom and WC below the second staircase.

The gallery landing leads to the principal bedrooms including the master suite to the rear with a fitted dressing room and en suite bathroom including a spa bath, mixer shower and a four piece suite. Four good double bedrooms lie to the front, two have wash hand basins and others have built in wardrobes. There are two further double bedrooms with side aspects and these six bedrooms are served by two house bathrooms, one of which has a separate shower cubicle.

There is a linen cupboard off the inner landing area and a potential eighth bedroom which is used as a sewing room with southerly views to the rear. Off the western end of the landing, also accessed via the second staircase, is a sizeable office/study with a triple aspect and an

adjoining office store/filing room. This is perfect for those wishing to work from home, especially with the second staircase access, providing minimum disturbance for the main living area by visitors.

The outside facilities are superb and include a steel framed barn of some 1900 sq ft with a three phase electricity supply as has the large workshop integral within the main body of the house along with a single garage. There are two adjoining open fronted outhouses and two stables with lighting and concrete floors and a separate tack room.

The land extends to about 12 acres and is divided into three fields of about two, four and six acres with a mains water supply. The house is approached by a long tree lined shared driveway which extends around the rear of the house to the garaging and barns. The gardens are profusely stocked with bulbs and flowering shrubs and bushes. There is a greenhouse, lawns and private seating area, indeed the whole property offers privacy without being isolated.

**Agents Note:** The shared driveway branches off after about three-quarters of its length to a separate farmhouse building and a bungalow. Two of the fields are currently laid to grass and the other two are sown with oats to be harvested in Sept 2020.

**Services:** Mains water and electricity (including three phase), Oil fired central heating and AGA, private drainage.

**Location:** please use what3words app – herself.greet. introduction

**Tenure** Freehold

#### **Viewing**

Strictly by appointment with Savills or Cowley Groves









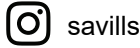








**Cronkould Manor, Main Road, Ballaugh, Isle of Man IM7 5ED**  
**Gross internal area (approx)** 6619 sq ft/615 sq m  
**Outbuildings** Circa 2302 sq ft/213 sq m  
**Total** 8921 sq ft/828 sq m



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Ground Floor



First Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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