



Balley Moorar

5, The Falls, Cronkbourne, Douglas

A secluded substantial family home of distinction





Lounge

Sumptuously appointed residence offering generously proportioned living and entertainment spaces and set in secluded parkland grounds of approximately one acre.

Supremely spacious accommodation and premium quality craftsmanship - notably a wealth of solid oak joinery - distinguish this magnificent property of stature enjoying an enviably private location, yet only moments away from Douglas.

Directions:

On heading north east out of Cronkbourne Village on the A21 turn right into Tromode Road then right over the bridge, continue bearing right and the entrance to numbers 1 and 5 The Falls will be clearly seen on the left.

Features include:

- 29' (8m) triple-aspect living room;
- 23' (7m) family/TV room;
- Formal dining room;
- Study with solid maple cabinetry;
- Lavishly appointed kitchen/breakfast room;
- Master suite of bedroom, twin dressing rooms and luxurious bathroom;
- Five further bedrooms, four en suite;
- 33' (10m) triple-aspect games room;
- Cloakroom;
- Laundry room;
- Utility complex with shower room and dog-grooming room;
- Integral three-car garage plus fourth garage/store;
- Wealth of solid oak joinery;
- Alarm system;
- Double glazing;
- Oil-fired central heating;
- Three 'living flame' fires;
- Secluded landscaped grounds extending to approximately one acre.



Hall



Kitchen

The property is approached through wrought iron electrically operated gates opening onto a sweeping driveway finished in brick pavements and bordered by lawns and mature shrubs.

The accommodation, with approximate room sizes, comprises:

Oak double doors to:

Entrance lobby:

Wall-mounted bio-fuel fire, lantern roof light, tiled floor.

Glazed door to:

Entrance hall: 16'9 x 13'9 (5.1 x 4.1m)

Solid oak floor and staircase, understairs cupboard, coat cupboard.

Cloakroom:

Wash basin set on oak vanity unit, w.c. wall-mounted mirror-fronted corner cabinet, chrome towel warmer/radiator, fully tiled walls, oak floor.

Triple-aspect living room: 29'5 x 15'4 (8.9 x 4.6m)

Carved marble fireplace and matching hearth with inset brass-framed gas coal-effect fire, French doors to terrace and garden, glazed oak-framed double doors to hall.

Study: 11'11 x 10'11 (3.6 x 3.3m)

Fitted bespoke office furniture in maple lining three walls incorporating double desk unit, cabinets and drawers with matching full-height double filing cabinet.

Utility room: 17'1 x 15'1 (5.2 x 4.6m)

Range of granite-countered base units incorporating wine cooler, Belfast sink, bank of matching tall cabinets plus cabinet with tambour door. Two Boulter oil-fired boilers housed in separate built-in cupboards, tiled floor. PVC oak finished stable door to terrace and oak door to front elevation. Door to integral three-car garage.

Kitchen: 15'2 x 14'2 (4.6 x 4.3m)

Fitted with an extensive range of granite-countered base units incorporating dual-fuelled Rangemaster Excel double oven with six burners set in mosaic-tiled recess with extractor hood over, double Franke sink unit, matching wall cabinets with underlighting and matching bank of tall wall cabinets with built-in wine rack and Rangemaster double fridge/freezer. Granite-countered island unit and breakfast bar with cupboards and shelves under. Tiled floor. Arch to:

Breakfast room: 15'4 x 14'9 (4.6 x 4.5m)

Matching dresser unit and oak-countered sideboard unit, French doors to terrace and garden, tiled floor.



Breakfast Room



Utility Room



Family/TV room

Dining room: 15'4 x 15'3 (4.6 x 4.6m)

Oak double doors to:

Family/TV room: 23'6 x 15'11 (7.1 x 4.8m)

Flush wall-mounted gas log-effect fire with stainless steel surround, French door to terrace and garden. Glazed oak-framed double doors to kitchen/breakfast room.

Fully tiled dog-grooming wash room with shower.

Door to garden.

Shower room:

Shower enclosure with glass sliding door, pedestal wash basin, w.c., wall-mounted Dyson Airblade hand dryer, fully tiled walls and floor.

Secondary staircase from utility room to:

Lobby with walk-in store room.

Access to fully boarded loft extending the full length of the triple aspect games room.

Cloakroom:

Wash basin set on vanity unit with tiled splash back, w.c. Access to loft space.

Triple aspect games room: 33' x 24'2 (10 x 7.3m)

Principal staircase in solid oak from entrance hall to:

First floor:

Landing with linen cupboard and loft access.

Master suite:

Lobby leading to lady's dressing room lined on two walls with hanging and shelf space and built-in dressing table. Arch to:

Bedroom: 17'7' x 15'5 (5.3 x 4.7m)

Built-in dressing table unit, glass-enclosed built-in gas log-effect fire. Door to gentleman's dressing room lined with drawers and hanging space. Door to:

Sumptuous en-suite bathroom:

15'3 x 7'10 (4.6 x 2.3m)

Freestanding Victoria and Albert bath with freestanding chrome faucet, walk-in 'wetroom' shower area with 'rain' shower head, twin wash basins set on granite counters with vanity units below and mirror-fronted illuminated cabinets over, w.c., twin towel warmers, fully tiled walls incorporating built-in bathroom TV, tiled floor.

Bedroom: 15'5 x 12' (4.6m x 3.6m)

Built-in shelved cupboard.

En-suite shower room:

Shower enclosure with glass concertina door, pedestal wash basin, w.c., fully tiled walls and floor.



Dining Room



Triple aspect games room



Master bedroom



Master en-suite



Bedroom: 16'9 x 9'2 (5.1 x 2.8m)

Bank of built-in wardrobes and drawers and recessed shelves.

En-suite bathroom:

Panelled bath with Aqualisa stop/start control and curved glass shower screen, wash basin set on laminate-countertopped vanity unit with mirror-fronted illuminated cabinet over, w.c., shelved recess, chrome heated towel rail. Tiled walls and floor.

Bedroom: 15'4 x 14' overall (4.6 x 4.2m)

Built-in wardrobes with over-bed cupboards, matching built-in desk, cupboards and drawer units.

En-suite shower room:

Shower enclosure with glass sliding door, wash basin set on vanity unit with illuminated wall-mounted cabinet over, w.c., heated towel rail. Tiled walls and floor.

Bedroom: 15'4 x 10'9 (4.6 x 3.2m)

Built-in wardrobes with over-bed cupboards, matching built-in desk, cupboards and drawer units.

En-suite shower room:

Shower enclosure with glass sliding door, pedestal wash basin with mirror-fronted illuminated wall-mounted cabinet over, w.c., heated towel rail. Tiled walls and floor.

Bedroom: 9'9 x 9'7 (2.9 x 2.9m)







Outside

Integral three-car garage plus fourth timber garage.

Breeze House garden gazebo with power and light. Barbecue island with twin gas-fired grill units. Garden shed with power.

The property is set in approximately one acre of supremely private landscaped immaculately maintained gardens with a wealth of specimen trees and shrubs and extensive terraced areas.

Services: Mains water, gas and electricity.
Oil-fired heating.

Tenure: Freehold.

Rateable value: £408
Rates payable: £1555.54

Viewing: Strictly by appointment.



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