



Ballarioghyn, Santon, Isle of Man IM4



Ballarioghyn, Santon, Isle of Man **IM4**

Ballarioghyn is a modern interpretation of a georgian style mansion house with distant southerly sea views built in 1992. The property offers tremendous privacy, a sense of comfort and grandeur. Set in stunning landscaped parkland gardens and sheltered paddocks, extending to approximately 19 acres with elegant sun terrace, two bedroom guest cottage and large indoor equestrian centre with clock tower. There is a games/leisure wing, tennis court and stables. Access to Santon railway station. The principal accommodation extends to seven reception rooms and four bedrooms with two en-suites and family bathroom. Conveniently located for easy access to Douglas, Airport, King William's College and Buchan schools. Viewing strongly recommended to fully appreciate this unique property.



LOCATION

From Douglas head south along the New Castletown Road (A5) and up Richmond Hill to Santon. Following through Santon straight and into the dip, take left turn after Ballavale House onto the Ballavale Road. Follow along a short distance to where the entrance to Ballarioghyn can be found on the right hand side with electric gated entry.

PORTICO ENTRANCE CANOPY

York Stone steps with four column pillared supports.

ENTRANCE HALL 25' 0" x 18' 0" (7.61m x 5.48m)

Double panelled entrance doors lead to an impressive hallway with 4' wide staircase and galleried landing. Ornate ceiling cornice and rose with 20' domed ceiling above, under-stairs storage, polished strip wood floor.

CLOAKS/WC

Half tiled walls and floor. Wall hung wash basin and low level WC. Heated towel rail and radiator. Window blinds/shutter.

COATS/CLOAKROOM

Radiator. Window shutter/blind. Wall hung coat pegs, polished strip wood floor.

LIBRARY 18' 0" x 14' 6" (5.48m x 4.42m)

Ornate ceiling cornice and rose. 3 wall light points. Fitted wall dresser with two double cabinets having glazed doors and four base storage cupboards below. 2 concealed radiators. 2 sash windows.

STUDY 23' 7" x 23' 1" (7.18m x 7.03m)

A triple aspect room. Ornate ceiling cornice and rose. Polished strip wood floor. 7 sash windows and French doors to terrace.

LOUNGE 23' 4" x 18' 0" (7.11m x 5.48m)

Ornate ceiling cornice and rose. 3 sash windows having views over parkland garden to the sea. Polished strip wood floor. Handsome marble fireplace with matching hearth, gas point. 3 radiators.

DRAWING ROOM

24' 0" x 18' 6" (7.31m x 5.63m)

Ornate Ceiling Cornice and Rose. 2 sash windows and French doors to terrace overlooking parkland gardens and distant views to the sea. Polished strip wood floor. Wall light points. White marble fireplace and hearth, gas point. 3 radiators.

DINING ROOM

18' 0" x 14' 7" (5.48m x 4.44m)

A double aspect room with ceiling cornice and wall mouldings. 3 sash windows with views over parkland gardens. Polished strip wood floor. 2 radiators.

ANTE ROOM

BREAKFAST ROOM

24' 6" x 21' 9" (7.46m x 6.62m)

Ornate ceiling cornice and rose. Polished strip wood floor. 4 radiators. French doors to terrace and garden.

KITCHEN

17' 9" x 14' 8" (5.41m x 4.47m)

Beamed ceiling. Victorian style mosaic tile floor with slate tile surround. Teal coloured oil fired Aga with 2 hotplates and warming oven set in Manx Stone chimney breast. Twin Belfast sink with base cupboard and red and black granite double drainer surround.

SNUG 19' 0" x 15' 5" (5.79m x 4.70m)

Ceiling Cornice. Half timber panelled walls. Tiled slate floor with inset Victorian mosaic tile. 3 sash windows. Range of fitted cupboards and drawers. Concealed radiator.

REAR HALL

14' 6" x 7' 5" (4.42m x 2.26m)

Ceiling cornice. Tiled slate floor. Radiator. Door with fanlight to outside. Provides access to boiler room with twin Mistral oil fired central heating boilers and Mega flow pressurised hot water system. Laundry room with plumbing for washer and space for dryer. Wall cupboards. Tile slate floor. Services room housing electric meter and servers etc. Cloakroom with low level wall hung WC. Heated towel rail. Black wall tiles and floor.

FIRST FLOOR: LANDING

4' wide staircase with galleried landing. 2 wall display niches. Heavy ornate ceiling cornice. 2 radiators.

MASTER BEDROOM

22' 6" x 18' 6" (6.85m x 5.63m)

Ceiling cornice. 3 south facing windows overlooking parkland gardens with distant sea views. Rich marble fireplace and hearth. 2 radiators. Polished strip wood floor. 3 ceiling downlighters over bed. Dado rail.

EN-SUITE BATHROOM

Villeroy and Boch Aveo freestanding bath, walk-in shower, wall hung WC and vanity wash basin set in oak dresser/cabinet with large inset mirror. Shutter/blinds to windows. Tiled walls and floor.

BEDROOM 2

18' 0" x 14' 8" (5.48m x 4.47m)
Polished Strip wood floor. 2 radiators. 2 sash windows.

EN-SUITE

Wide shower cubicle, wall hung wash hand basin and low level WC. Tiled walls and floor. Radiator.

BEDROOM 3

18' 0" x 14' 9" (5.48m x 4.49m)
Polished strip wood floor. 2 radiators. 2 sash windows.

BEDROOM 4

18' 0" x 14' 3" (5.48m x 4.34m)
A double aspect room with 3 sash windows. 2 radiators. Polished strip wood floor. Double aspect room with views over parkland garden and distant sea views.

FAMILY BATHROOM

Villeroy and Boch Aveo Free standing bath, shower cubicle, vanity wash hand basin and low level WC. Tiled walls and floor. Heated towel rail.

OUTSIDE

COVERED WALKWAY

From Rear Hall access to Games Wing.

TREATMENT ROOM

19' 5" x 8' 5" (5.91m x 2.56m)

Space for free standing Sauna. Tiled floor.

BILLIARDS ROOM

36' 7" x 0' 0" (11.14m x 0.00m)

Coffered beamed ceiling. Polished strip wood floor. Handsome stone fireplace. Timber panelled walls. Manx stone wall, 8 sash windows. Arched door to:

GAMES ROOM/LIBRARY

19' 10" x 9' 1" (6.04m x 2.77m)

Fitted book cases and cupboards below. Fire surround. Timber panelled walls. Coffered panelled/beamed ceiling. Tiled floor. Double doors to courtyard.

PARKING BAY

Space for two large cars.

GUEST COTTAGE

ENTRANCE VESTIBULE

ENTRANCE HALL

Built in cloaks cupboard. Radiator.

LOUNGE

19' 6" x 15' 9" (5.94m x 4.80m)
Coved ceiling. Fireplace. 2 wall light points.

KITCHEN

11' 3" x 9' 5" (3.43m x 2.87m)
Fitted oak base units. Electric cooker point. Belfast sink with marble drainer work top. Oil fired central heating boiler. Radiator. Tiled floor. Plate rack. Door to outside.

SHOWER ROOM

Shower cubicle, low level WC and vanity wash basin. Tiled splash back. Tiled floor. Heated towel rail.

BEDROOM 1

12' 3" x 9' 5" (3.73m x 2.87m)

BEDROOM 2

10' 8" x 9' 6" (3.25m x 2.89m)

Radiator. Double built-in wardrobe and over head storage.

INDOOR EQUESTRIAN ARENA

100' 0" x 50' 0" (30.46m x 15.23m)

Brick elevations with exterior clock tower. Set around steel portal frame with sand school, store, cloaks/WC and internal staircase to first floor. Ramp to double doors on first floor leading to upper paddock. 2 sets of double doors to ground floor level.

PADDOCKS

4 railed paddocks to the south with water troughs. 3 sets of stables with water and electrics.

GARDENS & APPROACH

The house is approached through an electric gated entry and along a meandering gravelled driveway to the principal residence and guest cottage. There is a circular gravelled approach by the Portico entrance. The grounds are generously stocked with shrubs and professionally landscaped lawns and borders, to form a parkland garden with water feature, Pergoda, Tennis Court and sweeping striped lawns providing a haven of tranquillity, gently falling away to the south of the house. There is a further gated entrance to the gardens along Ballavale Road and one to the paddocks from the New Castletown Road.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating and gas fires.

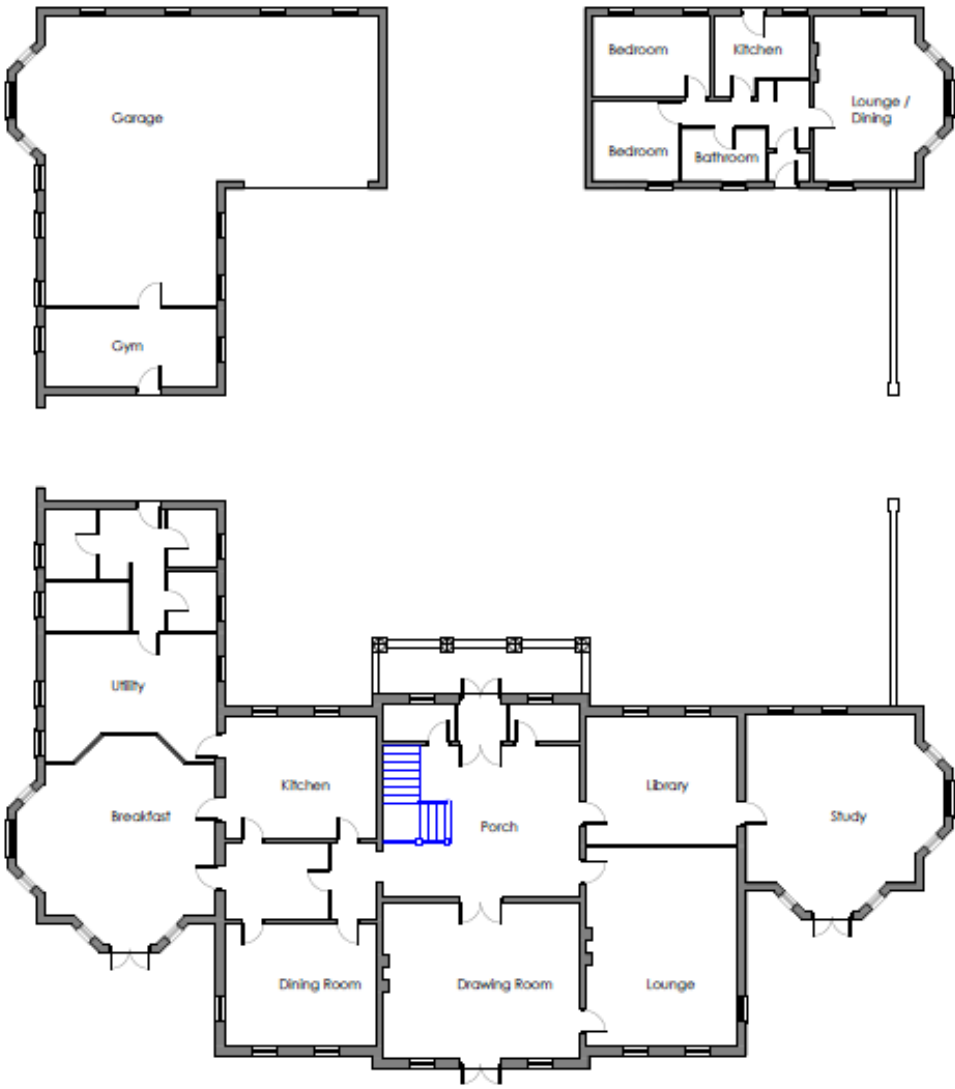




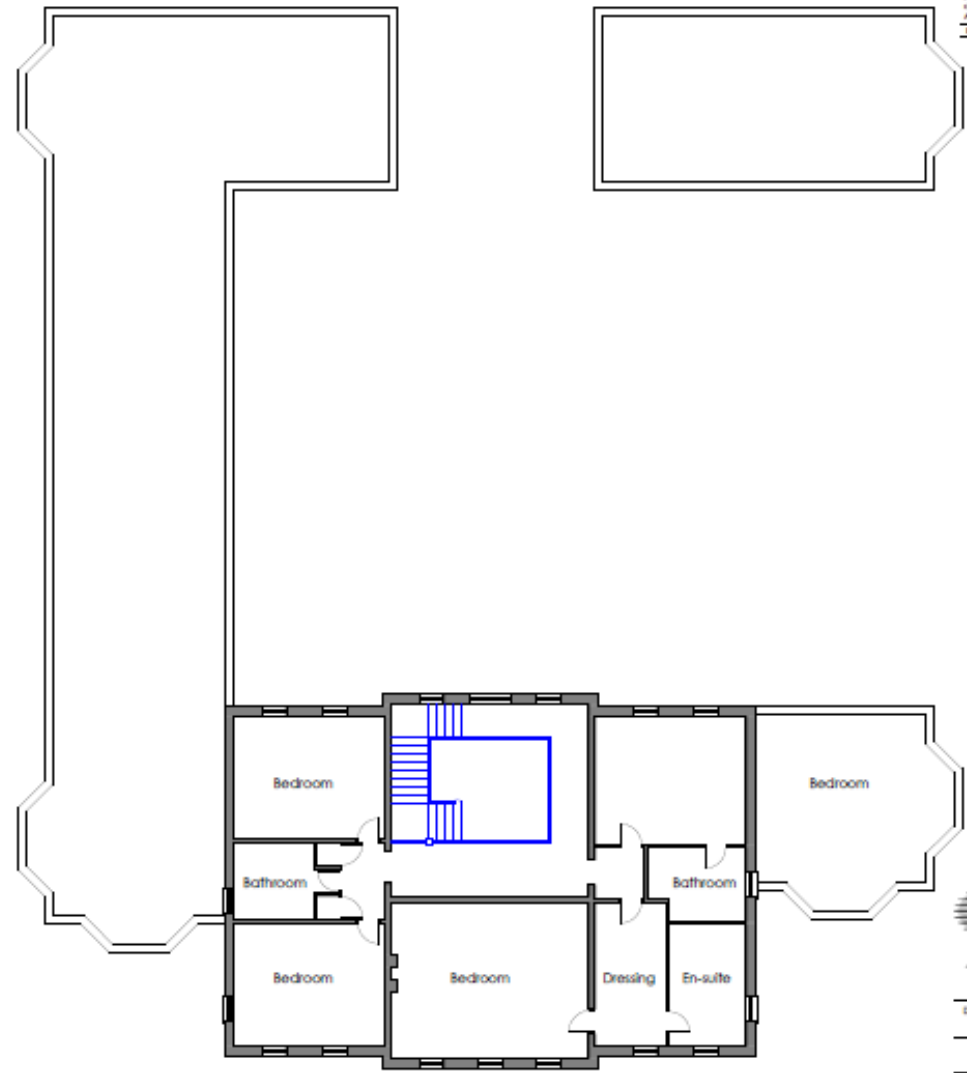




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Ground Floor Plan



First Floor Plan

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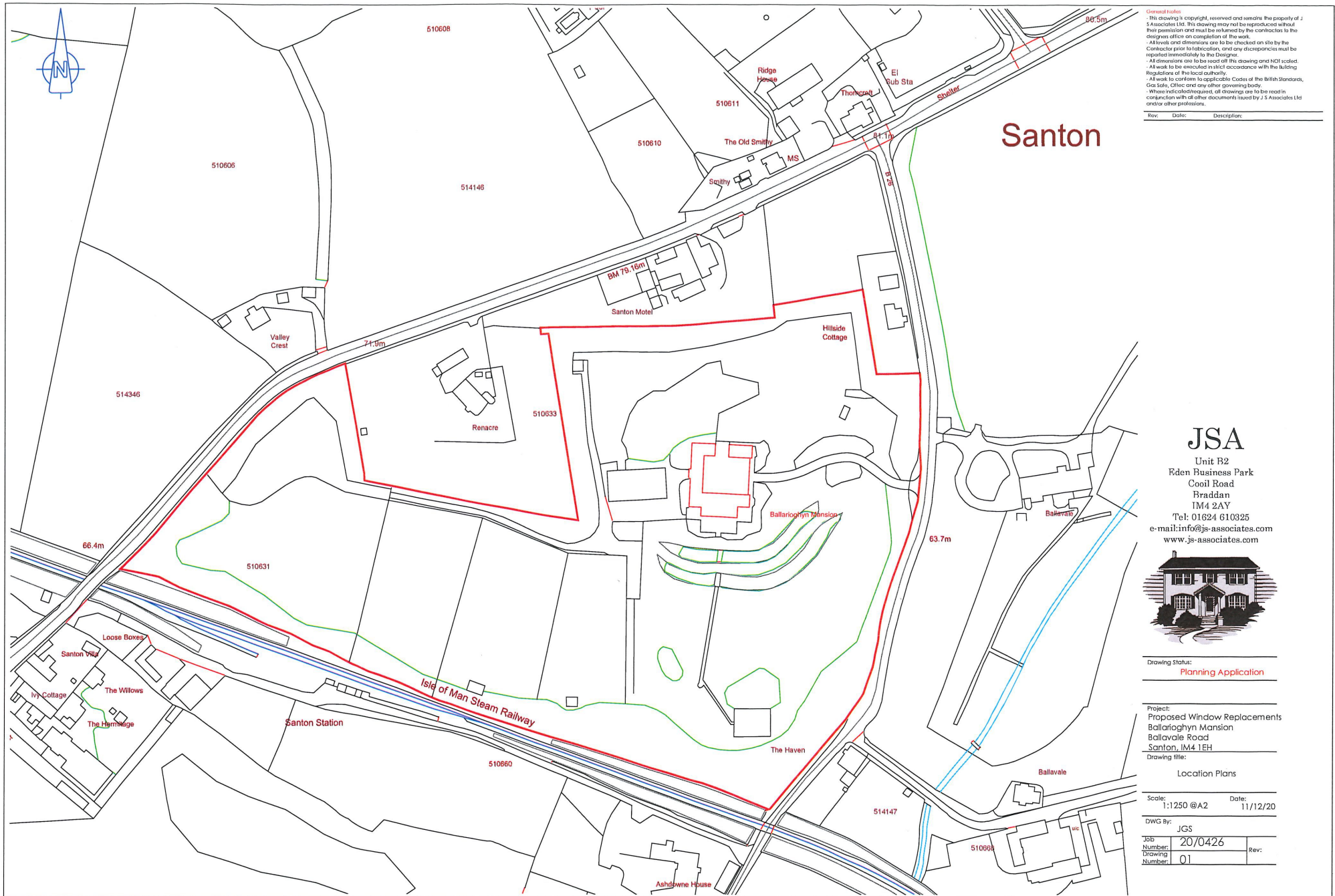
Project:
 Proposed Window Replacements
 Balaoghlyn Mansion
 Balaoghlyn Road
 Sarton, IM4 1BN

Drawing Title:
 Existing & Proposed Floor Plans

Scale: 1:100 (BA.1) Date: 11/12/20

DWG By: JGG

JSA Number:	20/0426	Rev:	
Drawing Number:	02		



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Drawing Status:
Planning Application

Project:
Proposed Window Replacements
Ballarioghyn Mansion
Ballavale Road
Santon, IM4 1EH
Drawing title:
Location Plans

Scale:
1:1250 @A2
Date:
11/12/20

DWG By: JGS
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