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Hazlewood House, Ballaragh Road, Laxey, IM4 7PH
Asking Price £2,495,000

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A spectacularly located property, designed to maximise the uninterrupted panoramic sea and country views and create a unique living environment with energy saving technology. This magnificent south facing residence in Laxey has been constructed with meticulous attention to fit and finish to offer ultimate comfort and convenience. The property benefits from a wealth of discreetly integrated smart home technology and energy saving features. It provides spacious, lavishly appointed accommodation, including a triple aspect 43' living room, 29' kitchen/dining room and five sumptuous bedroom suites. This home is set on one acre and offers unrivalled coastal panoramas.



LOCATION

The property is quietly situated in an elevated position on Ballaragh Road on the outskirts of Laxey village, conveniently located a short car drive from Douglas to the south and Ramsey to the north. Travelling north from Laxey on the Douglas to Ramsey coast road, Ballaragh Road is a turning on the left, signposted B11, where the property will be found a short distance along the road on the right hand side, behind a grey security gate.

ENTRANCE VESTIBULE

Double red cedar doors.

TRIPLE ASPECT ENTRANCE VESTIBULE

11' 6" x 5' 11" (3.50m x 1.80m)

Double solid oak doors to

LIVING ROOM

43' 5" x 22' 9" (13.22m x 6.93m)

Triple aspect. Recessed mood lighting to ceiling. Picture window and patio doors to the terrace and balcony.

DINING ROOM

18' 6" x 17' 10" (5.63m x 5.43m)

Double aspect. Slate finish chimney breast with flush fitted remote controlled Gazzco gas fire with a white stone fuel bed and polished stainless steel surround. Picture window and patio door to terrace.

STUDY

10' 10" x 9' 8" (3.30m x 2.94m)

Double aspect. Fitted out with shelving, storage and two desk units.

GUEST CLOAKROOM

Hansgrohe sculptured wash basin with single lever water basin mixer and WC. Tiled walls with glass metallic effect tile detailing and tiled floor. Chrome heated flat fronted towel warmer.

CLOAKS CUPBOARD

With electrics.

KITCHEN/DINING ROOM

29' 2" x 18' 6" (8.88m x 5.63m)

Double aspect. Lavishly equipped with a wealth of granite topped cabinets incorporating twin Neff ovens, Neff microwave, Neff warming drawer, stainless steel sink and integrated Neff dishwasher. Matching granite topped island unit with back lit open glass shelving and a hardwood butcher block. A Neff gas hob and ceiling mounted stainless steel extractor is above. Bank of full height wall cabinets incorporating built-in Liebherr side by side combination fridge and freezer in stainless steel finish and matching temperature controlled wine cooler. An additional built-in fridge for cold drinks and beers. Double glass doors to the living room. Tiled floor. Picture window and patio doors to the terrace.

FAMILY ROOM

25' 0" x 18' 1" (7.61m x 5.51m)

Double aspect.

LOBBY

Tiled floor. Door to three car garage. Door to side garden.

GARDENERS CLOAKROOM

Wash basin and WC. Tiled floor. Half tiled walls.

PLANT ROOM

Housing domestic hot water systems and heating controls.

Bespoke Oak staircase with glass risers and frameless glass balustrade leading from the living to

HALL

41' 11" x 7' 11" (12.77m x 2.41m)

Understairs store. Door to side garden.

DOUBLE CLOAKS/ELECTRICS CUPBOARD

PRINCIPAL SUITE: BEDROOM

22' 9" x 15' 11" (6.93m x 4.85m)

Triple aspect. Picture window and patio doors to the terrace. Concealed ceiling mounted retractable TV housing in the bedroom. Walk-in wardrobe lined with built-in units.

ENSUITE BATHROOM & WETROOM

Sumptuously appointed with twin wash basins set on vanity console by Duravit with Hansgrohe fittings twin, wall mounted mirrors with touch activated concealed lighting. Spa bath with underwater colour mood lighting and WC. Wet room area with Hansgrohe Monsoon overhead shower and separate spray attachment. Chrome flat panelled heated towel warmer. Fully tiled walls with glass metallic effect detailing and Aquavision in-wall television. Tiled floor.

BEDROOM 2

16' 10" x 11' 3" (5.13m x 3.43m)

Double aspect. Patio door to terrace. Dressing area lined with built-in wardrobes and a study area.

ENSUITE BATHROOM

Curved shower cubicle with Hansgrohe Monsoon overhead shower and spray attachment, Duravit wash basin set on vanity console and WC. Flat panelled chrome heated towel warmer. Fully tiled walls and floor.

BEDROOM 3

18' 6" x 13' 7" (5.63m x 4.14m)

Fitted wardrobes, matching bedside units and dressing table.

ENSUITE SHOWER ROOM

Curved glass shower enclosure with Hansgrohe Monsoon overhead shower and spray

attachment. Duravit wash basin set on vanity console and WC. Chrome flat panelled towel warmer. Fully tiled walls and floor.

BEDROOM 4

18' 6" x 12' 5" (5.63m x 3.78m)

Fitted wardrobes with matching bedside units.

ENSUITE SHOWER ROOM

Curved glass shower surround with Hansgrohe Monsoon overhead shower and spray attachment. Duravit wash basin set on vanity console with mirror above and WC. Chrome flat panelled towel warmer. Fully tiled walls and floor.

BEDROOM 5

16' 10" x 11' 5" (5.13m x 3.48m)

Patio door to terrace Walk-in wardrobe lined with built-in units.

ENSUITE BATHROOM

Bath, WC and wash basin set on vanity console with mirror fronted three door cabinet above, all by Duravit with Hansgrohe fittings. Curved shower cubicle with Hansgrohe Monsoon overhead shower and spray attachment. Chrome flat panelled heated towel warmer. Fully tiled walls and floor.

LAUNDRY ROOM

Range of wall cabinets and bas units with stainless steel sink unit. Part tiled walls. Tiled floor. Plumbed for two washing machines and vented for a dryer.

OUTSIDE

The property is set in secluded low maintenance grounds of one acre. The front elevation is distinguished by a broad expanse of block paved driveway providing generous secure guest parking. It is bordered by strip lighting while the extensive rear balconies and terraced areas combined with paved paths leading to tiered lawns maximise the sites elevated position and provide spectacular coastal views. Large wooden shed, ideal for summer furniture and garden equipment storage.

HEATED THREE CAR GARAGE

Electrically operated doors, storage racking and workstation. Two oil fired Firebird boilers. Tiled floor. Access to insulated loft space.

SERVICES

Mains water, electricity and drainage. Oil central heating. The gas cylinder, oil tanks and A/C unit are situated away from the main house.

RATES

£3767.28 per annum (2023)

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

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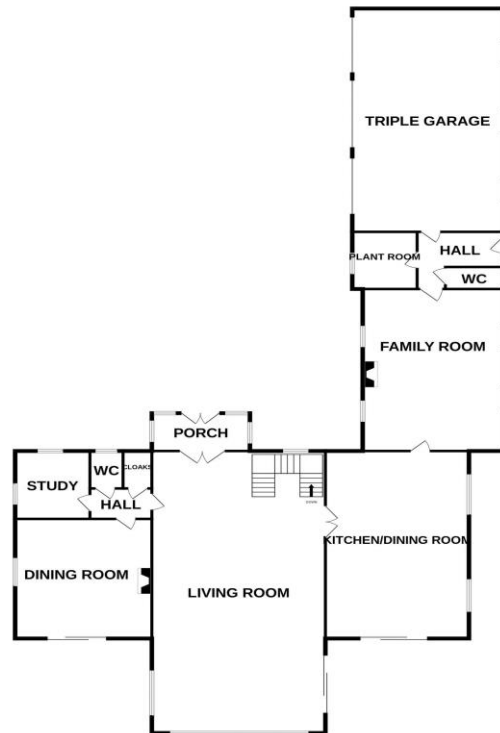








UPPER GROUND FLOOR



LOWER GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854



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