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Cool Ny Cronk, Ballure, Maughold, IM7 1AD  
**Asking Price £525,000**

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Breathtaking coastal views: Cooil Ny Cronk is a architecturally stunning new build family home showcases meticulous design and construction, finished to an exceptionally high specification. Offering stunning panoramas over Ramsey Bay, with vistas stretching towards Bride and distant silhouettes to southern Scotland along to the Lake District. The property provides spacious well laid out family accommodation and is conveniently located within easy reach of the shops, beach and park. This property is within the catchment area of Dhoon school. Boasting premium fixtures and fittings, the property includes energy-efficient solar thermal panels, air source heat pump, underfloor heating to ground floor and bathroom offering the perfect blend of luxury and sustainability. The accommodation comprises Open plan Kitchen/dining/living room, utility room and lounge/study and potential 4th bedroom. First floor comprises 3 double bedrooms and family bathroom. No onward chain. Viewing highly recommended.



## LOCATION

Travelling South out of Ramsey on the A2 Coast Road towards Laxey. Drive over the tramlines and a short distance on the right you will see the signage for Ballure Holiday Cottages. Take this turning and the property is a short distance along on the right hand side.

## PORCH

uPVC composite door. Ceiling light. Laminate floor. uPVC double glazed window. Oak part glazed door to

## ENTRANCE HALL

Stairs to first floor. LED downlights. Thermostat control. Laminate floor. uPVC double glazed window. Multiple plug sockets.

## CLOAKROOM *6' 3" x 3' 3" (1.9m x 1m)*

WC and vanity wash hand basin. Illuminated mirror. Opaque uPVC double glazed. LED downlights. Extractor fan. Laminate floor.

## UTILITY *14' 1" x 10' 10" (4.3m x 3.3m)*

Single drainer stainless steel sink unit, base unit with laminate worktop over. Plumbed for washing machine and dryer. Wall and base units. Consumer unit. Plant room. LED downlights. Extractor fan. Multiple plug sockets. Laminate floor. uPVC double glazed door to rear garden.

## OPEN PLAN KITCHEN/DINING/LIVING

### ROOM *21' 4" x 20' 0" (6.5m x 6.1m)*

Excellent range of hand painted solid wood fitted base, wall and drawer units with laminate worktops. Incorporating 1 1/2 bowl sink with mixer tap. Integrated appliances include Lamona microwave, full height fridge freezer, double oven/grill and 4 ring hob with extractor hood over and dishwasher. Laminate upright. Island unit with base units, laminate worktops, multiple plug sockets and USB charging points. LED downlights. Laminate floor. Triple aspect., uPVC double glazed windows. 2 sets of Anthracite Bi-folding doors leading to outside with composite decking and sublime coastal views towards Ramsey Bay. Roof light.

### SNUG/LOUNGE *13' 5" x 12' 10" (4.1m x 3.9m)*

This room could be utilised as a downstairs 4th bedroom. Carpeted floor. Thermostat control. Ceiling light. Dual aspect. uPVC double glazed windows. Multiple plug sockets.

## FIRST FLOOR: LANDING

2 uPVC double glazed windows. Carpeted floor. Ceiling light. Multiple plug sockets.

### BEDROOM 1 *13' 9" x 10' 10" (4.2m x 3.3m)*

Triple aspect. uPVC double glazed windows offering coastal views. Radiator. Carpeted floor. Multiple plug sockets. Ceiling light. Open recess for hanging and storage.

## BATHROOM

Modern White suite comprising panelled bath with shower attachment over, WC, vanity wash hand basin and shower enclosure with multi board walls. LED downlights. Heated towel rail. Laminate floor with underfloor heating. Velux roof light. Opaque uPVC double glazed window. Extractor fan. Illuminated mirror.

### BEDROOM 2 *13' 9" x 12' 2" (4.2m x 3.7m)*

Triple aspect. uPVC double glazed windows. Carpeted floor. Multiple plug sockets. Radiator. Ceiling light.

### BEDROOM 3 *13' 9" x 13' 9" (4.2m x 4.2m)*

Dual aspect. uPVC double glazed windows. Radiator. Multiple plug sockets. Carpeted floor. Ceiling light.

## OUTSIDE

Approached via a tarmac driveway lined by mature trees leading to the front of the house. To the side is a low maintenance raised gravelled bed with high retaining wall. Air source heat pump. To the rear is a large lawned area. The side boundary will be screened by recently planted griselinia hedging. Composite decking for entertaining accessed via bi-folding doors.

## SERVICES

Mains water, electricity and private drainage.  
Solar Panels. Air Source Heat pump.

## VIEWING

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

## POSSESSION

Vacant possession on completion of purchase.  
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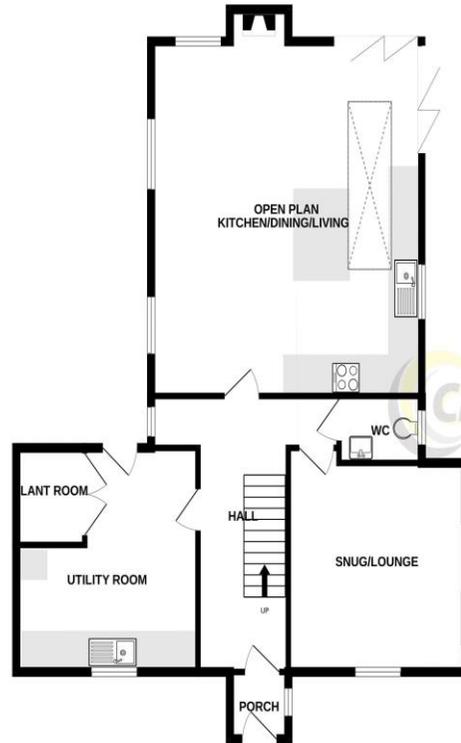








GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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