



www.chrystals.co.im

The Quadrant, Phildraw Road, Ballasalla, IM9 3EG
Asking price: £3,500,000

The Quadrant, Phildraw Road, Ballasalla, IM9 3EG

Asking price: £3,500,000

Superb and rare opportunity to purchase 'off plan' (subject to specification), a very unique and ultra contemporary property nestled in an approximate 1.6 acre plot. The highly sought after location, provides easy access to all southern villages, the Island's airport, and equidistant journeys to the sunset city of Peel and the Island's capital, Douglas. The impeccably and thoughtfully designed accommodation will offer a magnificent total square floor area of approximately 9,500 sq. ft. set over 2 floors. Incorporating the very latest energy saving solutions throughout, this unparalleled and exciting property portrays itself as a truly sophisticated 'smart home' for the future. The proposed, extensive ground floor accommodation will include a superb double height glazed entrance hall, 5 excellent reception rooms, cloakroom, wine store, plant room, boot room, utility room, shower room, gym, double garage and garden store. To the first floor there will be the luxurious master bedroom with balcony, en-suite bathroom and dressing room, separate guest bedroom with en-suite facilities and balcony, 2 further bedrooms, both en-suite and one with balcony. For those welcome visitors, there will be a superb self-contained guest suite including sitting area, bathroom, kitchen, store room and bedroom with balcony. The grounds of the proposed dwelling will include wonderful landscaped gardens, sweeping driveway leading to the property and superb views to the surrounding countryside. For more information, or to arrange a viewing of the development site, please contact Chrystals Port Erin office.





LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown, passing the entrance to King Williams College, and proceed to the Whitestone roundabout in Ballasalla. At the next roundabout go straight ahead into Crossag Road, proceed ahead and take the first left into Phildraw Road. Continue on for approx. half a mile where the development site can be located on the left hand side.

POSSESSION

Vacant possession on completion.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

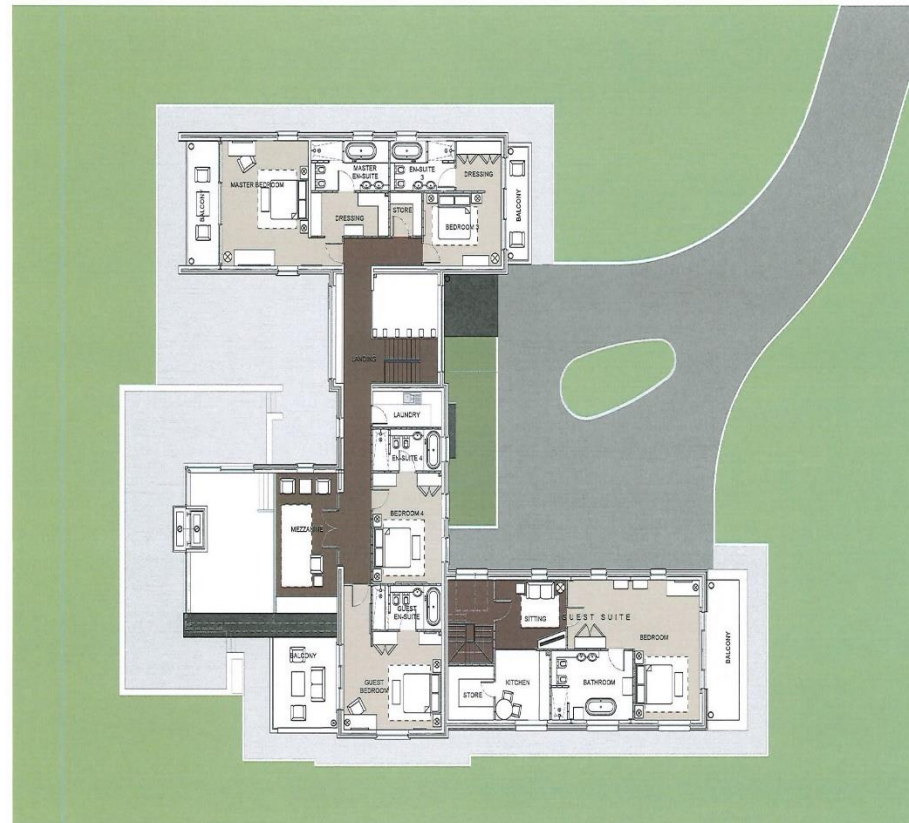
DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







○ GROUND FLOOR PLAN



⊕ FIRST FLOOR PLAN

Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

Since 1854

DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

RAMSEY

5-7 Market Hill
Ramsey IM8 1JT
T. 01624 812236
E. ramsey@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im



Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Consultants: Keith Kerruish
Registered in the Isle of Man No. 34808. Chrystal Bros. Stott & Kerruish Ltd. Trading as Chrystals. Registered Office: 31 Victoria Street, Douglas, Isle of Man.