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Greyney Mooar, Ronague Road, Arbory, IM9 4HL
Asking Price £1,750,000

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Perfectly located, wonderfully situated and sumptuously appointed; Greyney Mooar in Arbory is very much a complete country property. Nestled in approx. 9 acres with far reaching views over the South of the Island. Versatile accommodation set across a complex of 3 dwellings; The Main House (4 beds, 3 baths), Cottage (2 beds, 2 baths) and Barn (3 beds, 2 baths) giving options for additional family, holiday and residential letting.



LOCATION

Driving south out of Douglas continue along the A7 to Colby. Opposite the Methodist Church turn right onto the Glen Road and drive for approx. 1.5 miles and the property is located on the left.

MAIN HOUSE

ENTRANCE PORCH

Dwarf walls. Travertine tiled floor. Exposed stone work and lintel.

KITCHEN AND BREAKFAST ROOM

26' 7" x 13' 9" (8.1m x 4.2m) (Max)

Beautiful Bespoke kitchen fitted with solid oak varnished base and eye level units. Granite worktops with inset Belfast sink with separate drainer. Matching oak dresser and further matching oak unit with integrated fridge freezer to either side. Oil fired AGA. Four ring Miele hob. Integrated Miele microwave and separate oven. Miele dishwasher. Travertine flooring with underfloor heating. Matching oak island with granite tops.

UTILITY ROOM

8' 6" x 5' 11" (2.6m x 1.8m)

Fitted base and eye level units with further full height cupboards. Inset sink on laminate top. Matching travertine tiled floor.

DINING ROOM

16' 5" x 12' 10" (5m x 3.9m)

Fireplace with orante oak surround and decorative tiled slip. Freestanding french stone. Aspects over

front garden and to the South of the island. Stairs to first floor.

HOME OFFICE

14' 5" x 11' (4.4m x 3.3m)

Fitted Bespoke wood units and desk. Two sets of french doors to outside garden.

LIVING ROOM

20' 8" x 16' 5" (6.3m x 5m)

fireplace with stone surround and stone hearth, freestanding open fire. Door aspect room with french doors to outside.

REAR ENTRANCE HALL

10' 10" x 6' 7" (3.3m x 2m)

Travertine tiled floors. Door to outside. Fitted double storage cupboard and hanging.

LAUNDRY ROOM

9' 10" x 6' 3" (3m x 1.9m)

Matching travertine tile floor. White shaker style base and eye level units with granite effect tops. Oil fired Worcester boiler. Plumbed for washing machine.

INNER HALL

Matching travertine tiled floor. Cupboard housing further oil Worcester boiler and shelving.

CLOAKROOM

Vanity wash hand basin. WC. Travertine tiled floor.

FIRST FLOOR: LANDING

Two velux roof lights. Eaves storage. Fitted wardrobe and drawers. Exposed beams.

BEDROOM 3

12' 10" x 7' 10" (3.9m x 2.4m)

Vaulted ceiling with exposed beam. Far reaching countryside aspects.

FAMILY BATHROOM

Vanity wash hand basin. WC. Panelled bath with shower over.

BEDROOM 4

9' 6" x 8' 10" (2.9m x 2.7m)

Vaulted ceiling exposed beams. Far reaching countryside views.

BEDROOM 2

10' 6" x 11' 10" (3.2m x 3.6m)

Vaulted ceiling and exposed beams. Fitted wardrobes and drawers. Far reaching countryside views.

EN-SUITE SHOWER ROOM

His and hers vanity wash hand basin. WC. Bidet. Steam shower, Karndean flooring.

MASTER BEDROOM

21' 4" x 13' 1" (6.5m x 4m)

Dual aspect room with aspect. Three velux roof lights.

EN-SUITE BATHROOM

His and hers vanity wash hand basin.
Freestanding bath. Shower cubicle. WC. Bidet.
Velux roof light.

DRESSING ROOM

Fitted wardrobes and shelving to either side.
Velux roof light.

NURSERY

11' 6" x 9' 10" (3.5m x 3m)
Fitted wardrobes currently used as large airing
cupboard.

GARAGE

22' 8" x 17' 1" (6.9m x 5.2m)
Two electric sectional garage doors. Light and
power points.

FIRST FLOOR OF GARAGE

14' 5" x 6' 11" (4.4m x 2.1m)
External staircase. Wood effect flooring. Eaves
storage. Two velux roof lights. En-suite wash
room with pedestal wash hand basin. WC. and
fitted cupboards.

BARN

HALLWAY

11' 5" x 8' 2" (3.48m x 2.49m)

LIVING ROOM

28' 2" x 21' 9" (8.58m x 6.62m)

UTILITY ROOM

9' 1" x 7' 5" (2.77m x 2.26m)
Built in sink with drainer unit. Space for
washing machine and tumble dryer.

KITCHEN DINER

11' 5" x 23' 9" (3.48m x 7.23m)
Fitted with white units, wooden worktop and
counter space for dishwasher, double oven
and 4-ring electric hob.

MASTER BEDROOM

17' 3" x 16' 4" (5.25m x 4.97m)
Two Velux windows. Eaves storage.

ENSUITE SHOWER ROOM

10' 1" x 7' 2" (3.07m x 2.18m)
Fitted with a white suite comprising bath with
shower over, vanity sink unit and WC. Velux
window. Part tiled walls.

SHOWER ROOM

7' 5" x 5' 9" (2.26m x 1.75m)
Fitted with a bathroom suite comprising
shower cubicle, wash hand basin and WC.
Laminate flooring.

BEDROOM 3

7' 8" x 12' 4" (2.34m x 3.76m)
Currently used as an office.

LANDING

BEDROOM 2

16' 7" x 13' 4" (5.05m x 4.06m)
Bright, spacious room.

COTTAGE

LIVING ROOM

23' 9" x 15' 1" (7.23m x 4.59m)
Multi fuel burner.

CLOAKROOM

Fitted with a wash hand basin and toilet.

KITCHEN

14' 7" x 11' 4" (4.44m x 3.45m)
Fitted with white wooden units, black granite
worktop, stainless steel sink and drainer unit.
Yellow AGA, single oven with 4-ring induction
hob.

SUN ROOM

20' 9" x 16' 4" (6.32m x 4.97m)
Wooden flooring.

MASTER BEDROOM

17' 11" x 14' 7" (5.46m x 4.44m)
Lovely cosy bedroom with built in wardrobe.

BEDROOM 2

13' 1" x 10' 0" (3.98m x 3.05m)
Built in wardrobe.

SHOWER ROOM

9' 8" x 5' 2" (2.94m x 1.57m)

Fitted with a fully tiled white bathroom suite comprising shower cubicle, vanity wash hand unit and WC. Mirrored medicine cabinet.

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.

TRIPLE GARAGE

SERVICES

All mains services connected.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

Vacant possession on completion of purchase.

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









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

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.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish
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