



Cool Cam

ST MARKS Road, Ballasalla



Cooil Cam

- Outstanding house with superb, intricately designed bespoke accommodation and facilities
- Situated in its own extensive private estate and grounds
- Located 15 minutes from Douglas and only 10 Minutes from Ronaldsway Airport, The Buchan School and King Williams College
- 7 Bedrooms, 6 bathrooms (5 En-suite)
- 5 Reception Rooms
- Triple garage, General Purpose Barn
- Land extends to Approximately 70 Acres



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Black Grace Cowley are delighted to offer Cooil Cam to the market, an exceptional residence featuring beautifully crafted bespoke accommodation and facilities. Nestled within its own expansive private estate in St. Marks, one of the Isle of Man's most desirable locations, this home is perched on a hilltop, offering stunning views while remaining sheltered by mature woodland. Remarkably accessible yet wonderfully secluded, Cooil Cam is just 15 minutes from Douglas, the Island's main town, and 10 minutes from Ronaldsway Airport, the Private Jet Centre and the two prestigious private schools, The Buchan and King William's College. Few homes can boast such a magnificent backdrop, with breathtaking views of the Manx countryside and the Langness Peninsula. Set on an estate of approximately 70 acres, Cooil Cam ensures total privacy, accessible via a private half-mile road and surrounded by mature woodland, landscaped gardens and agricultural land.

Designed and built to the highest standards, Cooil Cam is a superb family home, with meticulous attention to detail evident throughout. Entering the property via the Entrance Porch with Peruvian travertine tiled flooring, lighting control module and ADT alarm system. An inner part glazed walnut door with stained glass panels to the side leads into a stunning galleried Entrance Hall with a bespoke handmade helical walnut staircase with matching walnut floor coverings and twin Romanesque columns delineating between the front and rear parts of the hall.

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Accessed off the entrance hall is the 'Chinese Room' boasting a deep bay window and French doors providing stunning views over the Courtyard Garden and countryside. Ornate recessed fireplace with granite hearth, limestone marble surround and mantel piece. The Music Room is a large dual aspect room with wall mounted electronic lighting and separate Opus music control systems. The Kitchen is fitted with a custom-built Andrew Williamson kitchen, featuring horizontal olive ash veneer units with contrasting black marble work surfaces, Peruvian travertine tiled floor covering, oil-fired Aga with single oven, warming oven and twin hot plates set in a recessed matching black marble alcove. Intricately designed drop ceiling to match the shape of the kitchen island with integral lighting rig. Integral TV and computer, Gaggenau steam oven and microwave, gas hob with central wok burner, central island with a six-place breakfast bar, undermounted Franke stainless steel sinks with mixer tap over, food waste disposal unit and multipurpose sink and preparation unit with underneath storage. The dining area is a large dual aspect formal dining area off the kitchen with floor to ceiling windows, recessed speakers and atmospheric peripheral strip lighting. The Snug is a lovely cosy room with a recessed multi fuel stove with black marble hearth and surround, French doors provide access one the rear patio/sun terrace overlooking the courtyard. The Conservatory is a superb triple aspect steel frame uPVC clad bespoke designed conservatory with stunning countryside and distant sea views featuring beautiful Peruvian travertine tiled flooring and double doors provide access out onto the rear patio/sun terrace.

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The study has a feature bay window providing excellent natural light with a comms room accessible to the front of the Study with air extract system and vent providing ventilation and cooling for the house' infrastructure and control systems. The Utility Room comprises of a Rear Cloakroom, Utility Room fitted with a range of wall and drawer units with sink and drainer, chrome fittings and tiled splashbacks. Laundry chute, custom designed solid oak fitted hanging space with basket storage and shelving. Cloakroom and Boot Room with fitted shoe and coat racks. Triple Garage with electronic sectional panel door, Lutron lighting control boards 'Home Works Lighting', additional storage and separate pedestrian access door at the side. Incoming telecoms, underfloor heating manifold.











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On the first floor is a stunning Master Bedroom suite with separate Dressing Room fitted with bespoke oak wardrobes, recessed shelving, drawers and cupboards. Feature bay window providing unparalleled rural countryside and distant sea views. The En-suite bathroom is a large, dual aspect en-suite fitted with a luxurious contemporary white suite featuring an Alessi free-standing roll top oval bath with chrome fittings, Peruvian Travertine floor and wall tiles, heated wall mounted towel warmer, bidet, WC, 'His' and 'Hers' sinks with chrome fittings, granite plinth worktop and under croft double cupboard, wall mounted vanity unit with storage behind and walk in double shower with pebble effect contrasting floor tiling.

Bedroom 2 is a large triple aspect double bedroom with a walk in Dressing Room with bespoke oak hanging space, recessed shelving, drawers and cupboards. The En-suite Bathroom is fitted with a modern white suite comprising a cantilevered 'floating' WC, pedestal sink with storage, wall mounted vanity unit, walk in double shower, Peruvian Travertine floor and wall tiles. Bedroom 3 is a large dual aspect bedroom with walk-thru Dressing Room, feature recessed ceiling light fittings, CAT5 Cabling, controlled via wall mounted panels. The En-suite bathroom is fitted with a contemporary white suite comprising bath, pedestal sink, cantilevered 'floating' WC and double shower. Peruvian Travertine floor and wall tiles.

Bedroom 4 is a large dual aspect double bedroom with walk through Dressing Room, fitted shelving and hanging space. The En-suite Bathroom is superbly appointed and fitted with a modern white suite comprising corner bath, walk in double shower, cantilevered 'floating' WC, single sink with storage below and Peruvian Travertine floor and wall tiles. Bedroom 5 is another large dual bedroom with walk in wardrobe with fitted storage. The En-suite Bathroom features a modern white suite comprising bath with shower attachment, wall mounted sink with storage below, walk in double shower and Peruvian Travertine floor and wall tiles. Bedroom 6 is a large dual aspect double bedroom with walk through Dressing Room, fitted shelving and hanging space. Linen Cupboard with fitted shelving and PIR lighting sensor.









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Accessible from the garden via the kitchen steps, is the Wine Cellar, providing temperature-controlled wine storage. Gardener's Store providing storage with a WC. Detached Plant Room housing the twin Worcester central heating boilers, pressure sets, expansion vessels and computer (remotely) controlled central heating systems for the house and Buffer tank. A detached Barn provides additional storage for the property with a WC and power and services connected.









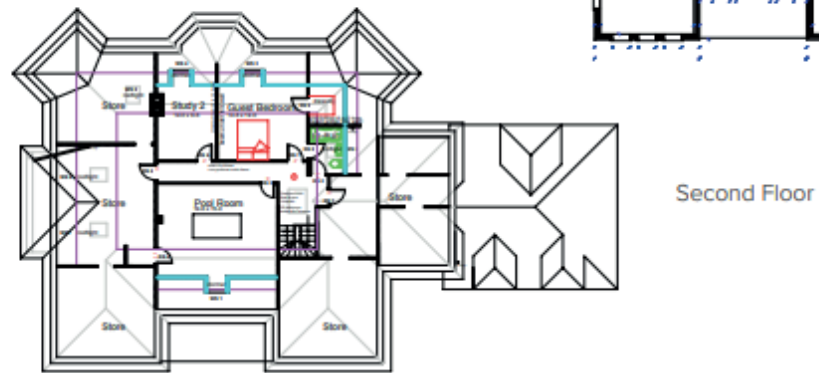
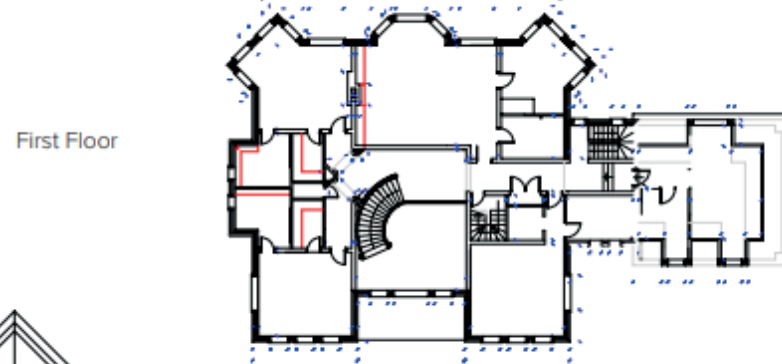
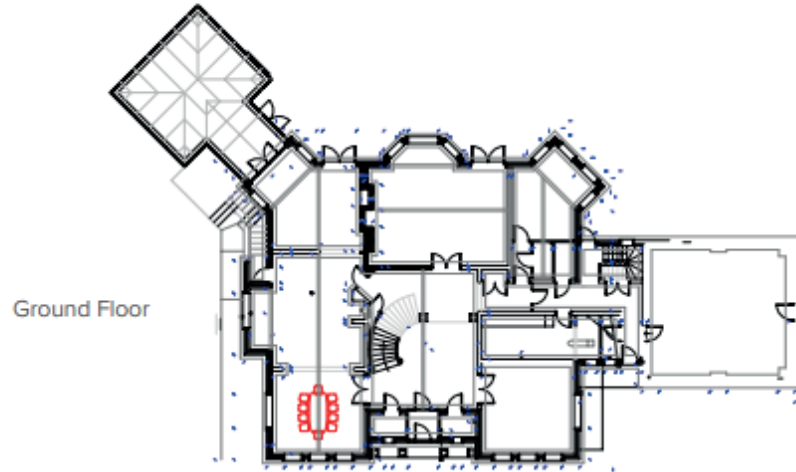








FLOOR PLANS





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ESTATE AGENTS



RICS

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