black grace cowley
ESTATE AGENTS

£20,000,000

THE DETAILS

10 10 8

The Meadows Tromode Road

, Douglas

£20,000,000

call in today or visit www.blackgracecowley.com for more details

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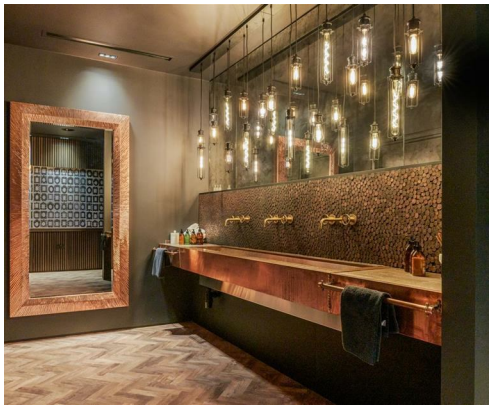
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

The Meadows Tromode Road, , Douglas



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THE DESCRIPTION

THE PROPERTY

Black Grace Cowley are delighted to offer The Meadows to the market, representing a significant opportunity to acquire one of the Isle of Man's most exceptional private residential estates.

Occupying approximately 10.8 acres of beautifully landscaped grounds within Douglas, The Meadows combines substantial scale, complete privacy and outstanding craftsmanship in a setting rarely found within the capital.

Concealed behind mature landscaping and approached through secure private access, the estate provides a discreet environment while remaining conveniently positioned for the Town Centre, Ronaldsway Airport, King William's College and the Island's wider transport network.

Commissioned by the current owners and constructed in 2016 to an uncompromising specification, the estate extends to approximately 20,200 sq ft of accommodation across a collection of principal and ancillary buildings. The main residence alone extends to approximately 16,500 sq ft and has been engineered using a reinforced concrete structure with enhanced thermal insulation, complemented by bespoke hand-made brick elevations, natural stone detailing, premium slate roofing and hand-made hardwood windows.

Internally, the property successfully blends timeless architectural proportions with contemporary luxury. Formal reception rooms, family living spaces and entertaining areas are arranged with impressive symmetry and flow, while exceptional ceiling heights and extensive glazing create a remarkable sense of volume and natural light throughout.

The principal accommodation comprises six luxurious bedroom suites incorporating a master suite, a VIP suite and four further suites, each with dedicated dressing facilities and beautifully appointed en-suite bathrooms.

In addition, the estate benefits from a self-contained two-bedroom suite, guest annex and a separate two-bedroom suite, staff cottage, providing flexible accommodation for family, guests and live on site household staff.

One of the many highlights of The Meadows is its dedicated wellness complex, offering facilities rarely encountered in a private residence and designed to rival those found in leading luxury resorts. The complex incorporates an indoor lap swimming pool, sauna, steam room, cold deluge bucket shower, sensory pool, gymnasium, dedicated

treatment room and two changing facilities.

Complementing the wellness complex is an equally impressive entertaining room, complete with a bar, relaxed seating and pool table. A dedicated cinema on the lower ground floor, equipped with an 8K projector and JBL Synthesis Dolby Atmos sound system, provides a world-class screening experience.

Equally impressive is the dedicated entertainment suite, positioned to enjoy attractive views across the private lake. This exceptional space has been designed to host gatherings and events for up to 100 guests, incorporating a dedicated games area with Trackman and interactive darts, together with a professional catering kitchen — making it ideal for both private entertaining and corporate hospitality.

Beautifully appointed formal reception rooms flow into a generous super room, incorporating a large family kitchen, dining area and family living space, supported by well-considered back-of-house facilities including a pantry, dog wash and family WC.

Throughout the residence, an exceptional palette of materials has been employed, including book-matched marbles, monolithic natural stone flooring and bespoke fumed oak panelling. Extensive custom joinery and integrated cabinetry further reinforce the quality and permanence of the design, while a KNX smart home automation system provides seamless control of lighting, climate, window treatments, audio visual and security.

The grounds have been carefully curated to create a seamless relationship between the architecture and landscape. Formal gardens surrounding the residence transition into expansive areas of parkland, ensuring complete privacy and a tranquil setting. Including private lakes, extensive terraces with automated gazebos and outdoor kitchen, a Potager walled garden with large glasshouse, numerous ancillary buildings and a private four-hole par-3 pitch-and-putt golf course.

The estate also benefits from a substantial garage and guest accommodation block extending to approximately 2,600 sq ft, incorporating quadruple garaging and additional storage facilities, together with a variety of detached timber-clad outbuildings serving the wider estate.

Properties of this scale, quality and privacy within Douglas are exceptionally rare. The Meadows represents a landmark residential offering and an increasingly scarce opportunity to acquire a substantial private estate in one of the Isle of Man’s most sought-after locations.

https://www.themeadows.im/

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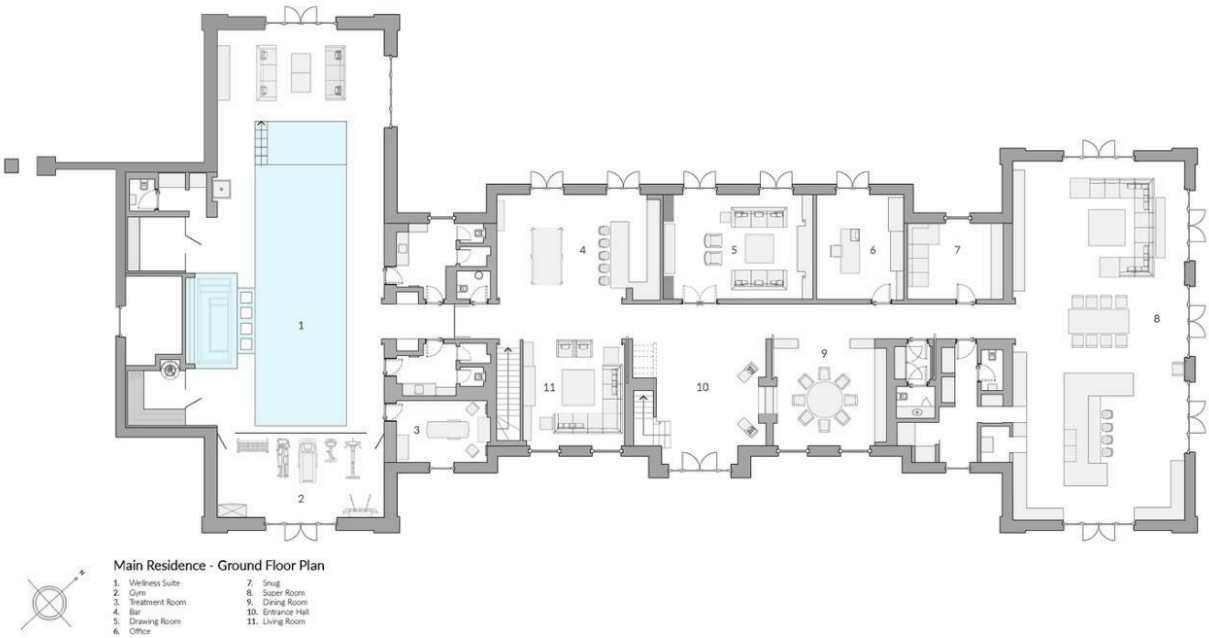
The Meadows Tromode Road, , Douglas

FLOOR PLAN



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