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Stockfield, Stockfield Road, Kirk Michael, IM6 1HP
Asking Price £1,950,000

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Stockfield House is a stunning country residence that has been fully renovated and extended marrying the traditional country home with architecturally designed modern open plan living enjoying expansive rural views over surrounding countryside towards Cronk Ny Fedjag & Little London. The property extends to over 7,500 sqft surrounded by 2 acres of mature gardens and an additional 18 acres of Manx countryside. The house is completely secluded by agricultural land which adjoins the property of circa 110 acres which can be negotiated separately to the 20 acre package currently offered. The accommodation has been thoughtfully curated and designed to flow from the inside out, making it ideal for entertaining throughout the seasons.



LOCATION

From Kirk Michael, take the A3 South towards Glen Helen. Turn right at Cronk y Voddy onto the Ballabooie Road and at the first crossroads turn right on the Staarvey Road. The entrance driveway to Stockfield is located approx half a mile on the right hand side.

INTERIOR

The interior is finished with high quality fixtures and fittings throughout, a complementary mix of traditional and modern materials enrich the palette of the home. The modern open plan kitchen really has the wow factor with beautiful blue units and contrasting white worktops all under a vaulted roof frame and sky lantern. The master bedroom suite arguably enjoys some of the best Manx country views from not just the bedroom but also when soaking into the tub. The use of natural light have been considered throughout the home retaining a cosy country cottage feel in the original part of the house and an abundance of light in the kitchen sitting room, dining area and master bedroom suite, with the use of floor to ceiling glass Velux sky lights and sky lanterns.

ENTRANCE HALL

20' 6" x 13' 10" (6.24m x 4.21m)

CLOAKROOM 6' 7" x 5' 8" (2.01m x 1.73m)

LIVING ROOM 27' 7" x 18' 0" (8.40m x 5.48m)

STUDY/HOME OFFICE

13' 6" x 8' 8" (4.11m x 2.64m)

UTILITY ROOM 13' 6" x 12' 3" (4.11m x 3.73m)

BOOT ROOM 7' 8" x 6' 7" (2.34m x 2.01m)

FAMILY ROOM 25' 0" x 24' 2" (7.61m x 7.36m)

KITCHEN 24' 0" x 17' 3" (7.31m x 5.25m)

HALLWAY

BOOT ROOM 10' 5" x 9' 2" (3.17m x 2.79m)

CLOAKROOM 6' 6" x 6' 0" (1.98m x 1.83m)

FIRST FLOOR: LANDING

MASTER BEDROOM

18' 10" x 15' 7" (5.74m x 4.75m)

DRESSING ROOM 13' 1" x 9' 2" (3.98m x 2.79m)

ENSUITE BATHROOM

11' 3" x 8' 10" (3.43m x 2.69m)

BEDROOM 3 13' 6" x 12' 5" (4.11m x 3.78m)

Walk-in wardrobe.

ENSUITE SHOWER ROOM

11' 2" x 6' 5" (3.40m x 1.95m)

BEDROOM 4 9' 8" x 9' 2" (2.94m x 2.79m)

ENSUITE SHOWER ROOM

7' 5" x 4' 4" (2.26m x 1.32m)

BEDROOM 2

19' 4" x 18' 0" (5.89m x 5.48m)

ENSUITE BATHROOM

12' 7" x 7' 8" (3.83m x 2.34m)

OUTSIDE

The grounds immediately around the property provide terraced areas for entertaining, lawned gardens and paddock grazing along with fruit trees, vegetable patch and space for livestock an ideal combination for those who want to embrace 'the good life'. A good amount of parking facilities provide space to accommodate larger vehicles (boat, horse lorry, agricultural vehicles)

OUTBUILDINGS

Attached to the main house is a pretty stone built 2 bedroom farmworkers cottage in need of modernisation and refurbishment but offers superb potential for additional facilities (Gym - Wellbeing rooms - Offices or Annex). A helicopter hangar (46.0ft x 45.0ft) adjoins the property equipped with up and over hangar door and underfloor heating, providing additional benefits for motor enthusiasts. The helipad is situated at the front of the hangar providing ease for landing and housing.

OPTION TO ACQUIRE LAND AND DETACHED BUNGALOW

There is the option to acquire an additional 120 acres and a detached 3 bedroom bungalow via separate negotiation.

SERVICES

Heating - Oil, Drainage - Private, Electric - Mains and photovoltaic panels.

INCLUSIONS

Fitted floor coverings, Fixtures and fittings, Light fittings

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.

VIEWING

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

TENURE

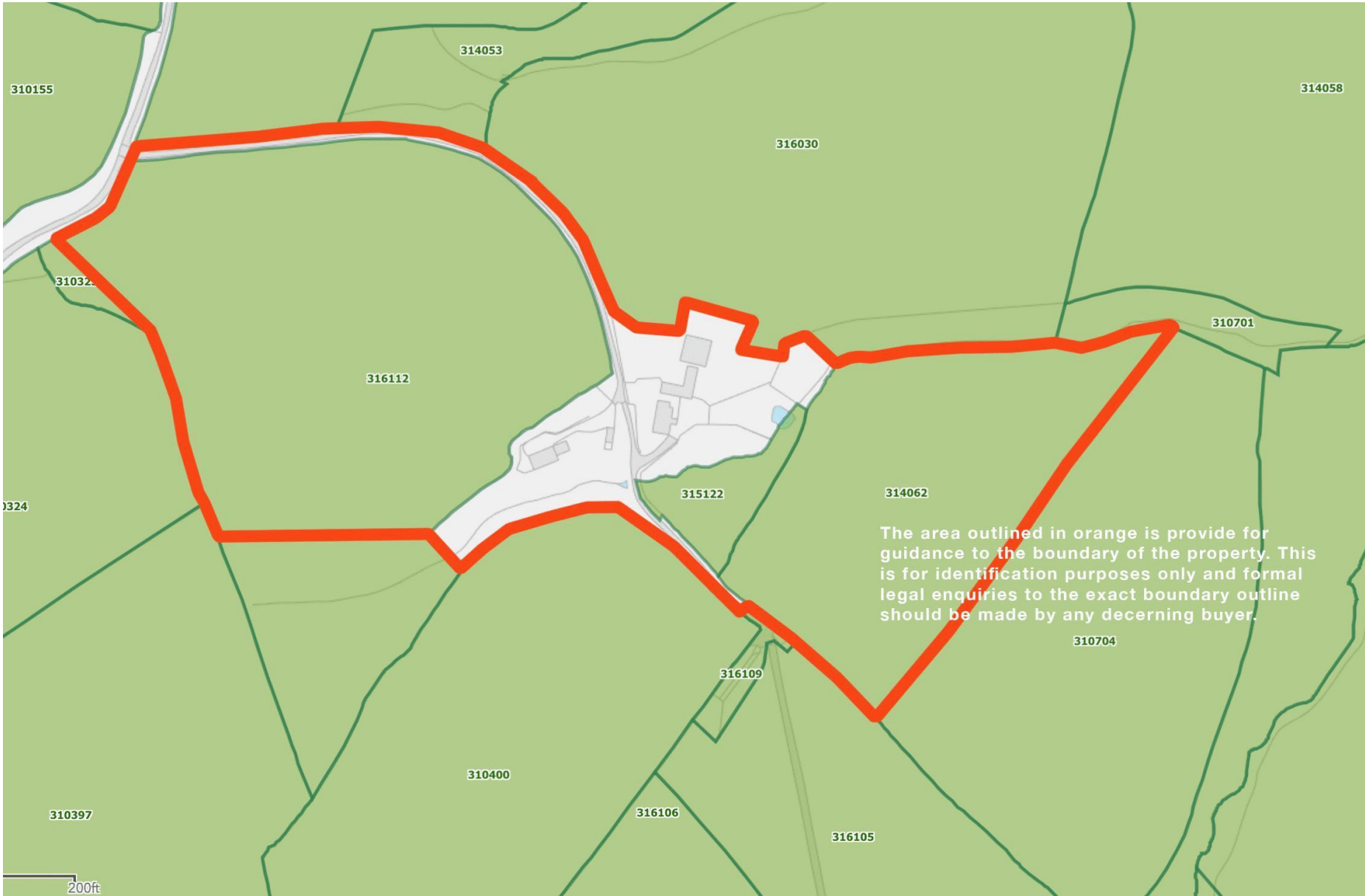
Freehold











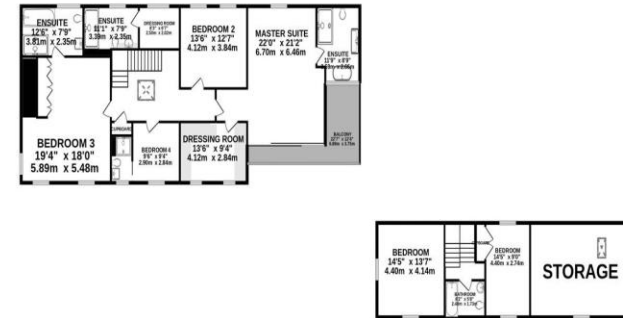
The area outlined in orange is provide for guidance to the boundary of the property. This is for identification purposes only and formal legal enquiries to the exact boundary outline should be made by any decerning buyer.

200ft

GROUND FLOOR
5360 sq.ft. (498.0 sq.m.) approx.



1ST FLOOR
2375 sq.ft. (220.6 sq.m.) approx.



TOTAL FLOOR AREA : 7735 sq.ft. (718.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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