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Berrag, Sandygate, IM7 3BS  
**Asking Price £2,300,000**



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A stunning country estate set in approximately 49 acres enjoying far reaching views to the hills with lake, ponds, lavender beds, walled garden and grounds laid to lawn surrounding the principal residence, guest cottage, barn and associated outbuildings.

The house has been improved and offers three reception rooms, stunning country kitchen with open plan family area, utility and cloaks/wc. There are four bedrooms, luxury en-suite bathroom, family bathroom and further bathroom suite.

The separate guest/holiday cottage is beautifully presented with lounge, dining kitchen, separate utility and cloaks, three bedrooms and two en-suites. A planning application has been approved to create further holiday accommodation, Application Number 23/00488/B. There is a significant barn, store and recently enhanced garden room. ideal layout for hobbies and classic car collection etc. The grounds offer stunning rural views, walkways and paths across the entire estate.



## LOCATION

From Ramsey take the A13 Jurby Road and continue West for approximately 5 miles, passing through the Village of St Judes. The entrance to the property will be found on your right hand side. Gated entrance and long private gravelled driveway head up to the property.

## THROUGH PANELLED HARDWOOD ENTRANCE DOOR TO:

**HALL** 15' 9" x 7' 0" (4.80m x 2.13m)

Coved ceiling. Turned staircase to first floor. Under stairs store. Parquet style Karndean flooring. Arch opens through to

**DINING HALL** 23' 2" x 12' 4" (7.06m x 3.76m)

Spacious open dining hall with dual aspect. Parquet style Karndean flooring. Coved ceiling.

## DRAWING ROOM

23' 9" x 18' 7" (7.23m x 5.66m)

Bright and spacious triple aspect room. Feature brick fireplace with inset log burner on slate hearth. Fine views towards the hills. Store/Drinks cupboard. Parquet style Karndean flooring.

**SITTING ROOM** 14' 10" x 13' 6" (4.52m x 4.11m)

(From hall to) Comfortable sitting room with feature arches, one having inset log burner. Coved ceiling. Patterned tile flooring. Plate rack.

**REAR HALL** 10' 1" x 9' 3" (3.07m x 2.82m)

Leads to rear porch. Tiled floor. Cloakroom having suite in white comprising WC, pedestal wash basin, tiled floors and half tiled walls.

## OPEN PLAN KITCHEN/FAMILY AREA

**KITCHEN** 16' 11" x 7' 1" (5.15m x 2.16m)

Expansive live-in Kitchen with light and airy feel, affording exceptional views through new large windows and french doors across the estate to the hills. Imposing open vaulted ceiling with exposed roof trusses. Hand crafted kitchen in oak boasting a wealth of wall units, cupboards and drawers having granite work surfaces over incorporating a 3 seater breakfast bar. Double stainless sink unit with mixer over. Four oven Aga in cream recently converted to electricity with halogen hob over. Neff combination microwave/oven. Samsung dishwasher. Tiled splash back throughout. Tiled floor. Fitted fridge/freezer. Opening to

**FAMILY AREA** 21' 6" x 17' 3" (6.55m x 5.25m)

**UTILITY /BOOT PORCH** 10' 1" x 9' 3" (3.07m x 2.82m)

Hand finished oak units, tiled floor. Further stable door leading out to carport. Electric boiler for underfloor heating to kitchen and family room area.

## UPSTAIRS FROM DINING HALL TO THE FIRST FLOOR

## LANDING

## MASTER BEDROOM

17' 1" x 13' 7" (5.20m x 4.14m)

Bright and spacious dual aspect room having magnificent views towards Snaefell and Sulby hills. Large bank of fitted wardrobes to one wall. Further matching fitted cupboards in chimney alcove with shelving over. Door to

## ENSUITE BATHROOM

Luxurious bathroom comprising contemporary suite with WC, twin wash basin housed over shelved vanity unit, free standing bath and walk-in glazed shower enclosure with decorative wall screen. Contemporary chrome fittings throughout. Tiled floor with under floor heating. Half tiled walls and fully tiled splash backs. Further bank of fitted wardrobes to one wall. Ladder radiator. 2 large illuminated wall mirrors.

**BEDROOM 2** 13' 6" x 13' 7" (4.11m x 4.14m)

Spacious double bedroom having magnificent views towards Snaefell and Sulby hills. Shelves to chimney alcove.

## BEDROOM 3/STUDY

12' 7" x 8' 10" (3.83m x 2.69m)

Double room with rear facing views towards barns and courtyard.

## **FAMILY BATHROOM**

Traditional suite in white comprising WC, wash hand basin housed over vanity unit, panelled bath and tiled shower enclosure with glazed door. Thermostatic shower over. Tiled floor, walls tiled to half height. Ladder radiator.

## **UPSTAIRS FROM FIRST FLOOR**

### **LANDING TO SECOND FLOOR: LANDING**

## **ATTIC BEDROOM**

18' 0" x 15' 11" (5.48m x 4.85m)

With attractive exposed original timbers. Fitted cupboard. Arched gable window. Walk-in closet/store. En-suite Bathroom with WC, pedestal wash hand basin and cast iron bath with Heritage tap fittings. Arched gable window. Ladder radiator. Karndean flooring throughout.

## **LOWER GROUND FLOOR**

Stairs down to Basement level. 3 separate areas.

**HALL** 19' 1" x 6' 2" (5.81m x 1.88m)

Wine Store area.

**CRAFT ROOM** 12' 11" x 13' 5" (3.93m x 4.09m)

Currently presented as an office having 2 front facing windows. Patterned tile floor.

**UTILITY** 10' 1" x 10' 6" (3.07m x 3.20m)

Belfast sink with a mixer tap over. 2 front facing windows. Plumbed for washing machine. New Camray 5 oil fired central heating boiler. Store cupboard/airing cupboard housing Megaflow hot water cylinder and shelved storage. Patterned tile floor.

**ROOM 4** 9' 2" x 11' 10" (2.79m x 3.60m)

General storeroom.

## **OUTSIDE**

**CAR PORT** 17' 7" x 10' 3" (5.36m x 3.12m)

Comprised within the oak frame with single parking space. Tiled floor to carport. Three phase charger for electric vehicles.

## **BARN COMPLEX**

A handsome traditional barn complex dating from the 1830s is found to the rear of the main house constructed in local stone and comprising two substantial L-shaped barns (West Barn and East Barn). The barns sit on a perfectly manicured lawn area and form an attractive inner courtyard with Greenhouse.

## **WEST BARN**

Approximately 1/3 of the barn is converted to a very well appointed, licensed tourist Cottage (Wisteria Cottage) which creates an income but comprises:

## **HALL**

With slate flagged floor, under stairs store, stairs leading to first floor.

**SITTING ROOM** 20' 9" x 15' 8" (6.32m x 4.77m)

Handsome feature Manx stone fireplace with electric stove. Two arched windows looking back towards garden and main house. Slate flagged floor continues.

**DINING KITCHEN** 17' 1" x 15' 1" (5.20m x 4.59m)

Spacious Dining Kitchen with a range of finished wall and base units in sage green, cupboards and drawers with work surfaces over incorporating 1½ bowl stainless steel sink. Tiled splash back. Alpha oil fired kitchen range/central heating boiler. Built-in fridge and freezer. Slate flagged floor.

**UTILITY** 10' 8" x 15' 1" (3.25m x 4.59m)

Oak wall and base units, cupboards and drawers with work surfaces over incorporating Belfast sink. Plumbed for washer/dryer, stable doors to courtyard. Slate flagged floor.

## **CLOAKROOM**

Comprising WC, wall mounted wash basin and enclosed shower cubicle. Upstairs to

### **BEDROOM 1** 19' 7" x 15' 7" (5.96m x 4.75m)

Spacious room with attractive, restored, original beamed ceiling with Velux roof lights. Door with Juliette balcony. Wood effect Karndean flooring.

### **ENSUITE SHOWER**

WC, pedestal wash basin and enclosed shower cubicle. Tiled splash backs. Wood effect Karndean flooring.

### **BEDROOM 2** 18' 0" x 17' 6" (5.48m x 5.33m)

Spacious room with attractive, restored, original beamed ceiling with Velux roof lights. Wood effect Karndean flooring.

### **BEDROOM 3/DRESSING ROOM**

9' 7" x 8' 11" (2.92m x 2.72m)

(Accessed via bedroom 2) Single bedroom. Cupboard housing Megaflow hot water cylinder.

### **ENSUITE BATHROOM**

WC, pedestal wash basin and panelled bath with shower over. Tiled splash backs.

### **FARM OFFICE**

Stable door through to

### **DINING KITCHEN**

18' 0" x 14' 11" (5.48m x 4.54m)

With fully fitted range of oak units, wall and base units, cupboards and drawers with Corian

work surfaces over, incorporating double sink with mixer tap. Zanussi halogen hob, Zanussi built-in oven and microwave unit. Tiled floor. Under stairs store.

### **CLOAKROOM**

WC, wall mounted wash basin and enclosed shower cubicle. Staircase leads up to

### **OFFICE** 21' 0" x 14' 11" (6.40m x 4.54m)

With strip pine flooring, attractive original exposed beams and bright dual aspect. Versatile with scope for further uses.

### **GROUND FLOOR STORE ROOM**

28' 4" x 15' 7" (8.63m x 4.75m)

### **GARDENERS STORE**

17' 6" x 16' 10" (5.33m x 5.13m)

### **FIRST FLOOR HAY LOFT STORAGE**

**OVER** 40' 0" x 15' 0" (12.18m x 4.57m)

### **EAST BARN**

Garden Room (17'6" x 16'4"). New glazed entrance doors. Arched entrance. Large open span storage space (110' x 16'9" - 60' of length being double height) Ideally suited to multiple car storage/garden equipment maintenance. Staircase leads to store on first floor above the garden room.

### **OUTSIDE**

The property is approached through a private gated entrance with a long, tree-lined sweeping

gravelled drive leading up to the main house with paddocks either side.

### **GARDENS**

To the front of the main house is an attractive terraced veranda enjoying a wonderful uninterrupted panorama over paddocks and up to the Hills. Perfectly manicured lawn areas are found to the rear of the house winding into paths through mature woodland. A very attractive, walled kitchen garden is found to the rear of the traditional barns. A pretty lake is positioned to the rear of the kitchen garden having an abundance of natural flora, fauna and habitat. Well stocked fishing ponds can be found to the roadside. Beautiful craftsman restored original well with individually designed domes cover for safety and aesthetics.

### **AGRICULTURAL LAND**

The property extends in total to approximately 49 acres, with approximately 33 acres presented as farmland in predominantly permanent pasture in large field parcels bounded by Manx banks with stock proof fencing. There is an option to purchase adjoining land totalling approx 27 acres at £350,000. Farm machinery, vehicles and grounds management equipment may be available by purchase by separate negotiation.



## WOODLAND

Approximately 15 acres of mature woodland can be found to the rear of the main steading with small lake.

## ORCHARD

An established hidden orchard nestles within the farmland blossoming with meddler, apple, pear, cherry, fig and quince trees. Large timber built hen house with grass roof. A wooded walk leads to a secluded glade.

## SERVICES

Main water, electricity and telephone. Private drainage. Oil fired central heating to main house (separate boiler serving electric under floor heating to kitchen). Oil fired central heating via Alpha range to guest accommodation.

## VIEWING

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

## POSSESSION

The property is sold with vacant possession on completion of purchase. Some agricultural land is let on an annual basis but has a three month break clause.

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.



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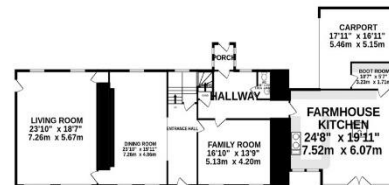
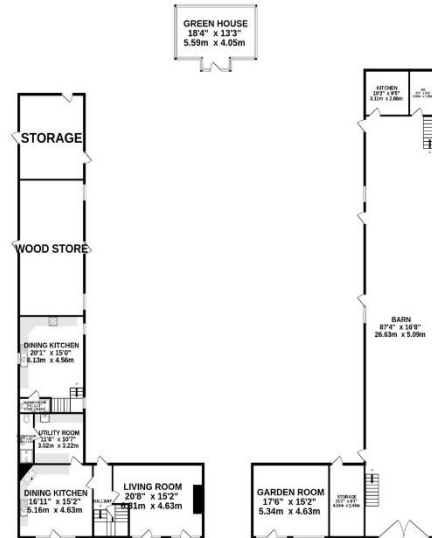




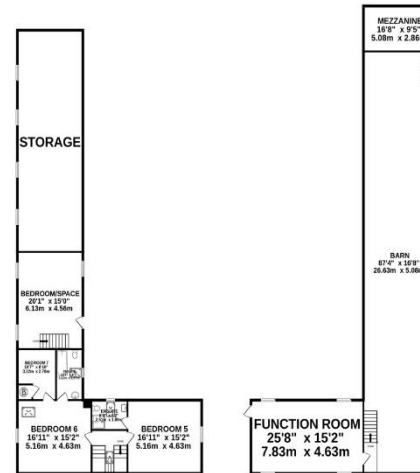
**BASEMENT**  
673 sq ft. (62.5 sq m.) approx.



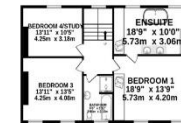
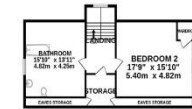
**GROUND FLOOR**  
6128 sq ft. (568.3 sq m.) approx.



**1ST FLOOR**  
4704 sq ft. (437.0 sq m.) approx.



**2ND FLOOR**  
712 sq ft. (65.2 sq m.) approx.



**TOTAL FLOOR AREA : 12218 sq.ft. (1135.1 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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