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Court Farm, Main Road, Santon, IM4 1HU
Asking Price £1,695,000

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A perfectly located detached country house with generous proportions, 7.5 acres of versatile land and extensive garaging. Over the last 25 years of ownership the owner has upgraded and extended the property to provide a complete country package. The principal Accommodation extends to 5 bedrooms, 7 reception rooms, stunning newly fitted kitchen and separate utility, 5 bathrooms (newly fitted en-suites to a high standard), 1 bedroom guest apartment. Short Drive to Airport, Douglas and South Amenities/Schools. Tennis Court. Equestrian Facilities (5 Stables, Handling Area, Tack Room & Hay Loft). Viewing essential.



LOCATION

Travelling south out of Douglas along the New Castletown Road continue straight on at the roundabout and proceed up Richmond Hill into Santon. After passing the Comis Hotel on the right, continue for just under half a mile where Court Farm entrance will be found on the left hand side just prior to the former Methodist Chapel. Enter through the left hand gates up the tree-lined driveway.

CONSERVATORY ENTRANCE

37' 8" x 14' 7" (11.47m x 4.44m) Into Bay

Floatex floor covering. Radiator. Eight LED wall lights and LED ceiling light with fan. Four power sockets and TV point. Doors to hall, lounge and dining room.

ENTRANCE HALL

20' 11" x 14' 1" (6.37m x 4.29m)

Carpeted floor. Curtains. Radiator. Two dimmable LED chandeliers. Six power points. Telephone point. Doors to cloakroom, main lounge, dining room and glazed French doors to rear garden. Old Charm built-in bar. Stairs to upper floor. Windows to front and rear.

CLOAKROOM

Fully tiled. Radiator. Close coupled "Old English" WC and pedestal wash hand basin. Coats hanging area. LED downlighters. Window to rear.

MAIN LOUNGE

29' 9" x 14' 1" (9.06m x 4.29m)

Carpeted floor. Curtains. Four radiators (in concealed cabinets). Two dimmable LED chandeliers. Telephone point. Wood burning stove in recess in marble surround. Built-in bookcases and cupboards. Windows to front and rear. Eight power sockets. Wall mounted TV.

DINING ROOM

15' 9" x 13' 0" (4.80m x 3.96m)

Carpeted floor. Curtains. Radiator. Dimmable LED crystal chandelier. Six power sockets. Doors to study, kitchen and glazed French doors to conservatory.

STUDY

18' 5" x 14' 0" (5.61m x 4.26m)

Carpeted floor. Radiator. Eight LED spot lights. Six power sockets. Telephone point. Large meter/storage cupboard.

KITCHEN

23' 5" x 20' 3" (7.13m x 6.17m)

Tiled floor. Window blinds. Two chrome radiators. Extensive LED ceiling downlighting and unit lighting. Excellent range of kitchen floor and units with granite worktops, up-stands and window sills. Illuminated dresser units, dishwasher, full size microwave multi-oven, double undermount sinks. Full height integrated fridge and full height integrated freezer. Falcon Range cooker with integrated illuminated extractor hood. Wall mounted TV

point and 12 power sockets. Telephone point. Doors to boiler room, day room and rear conservatory. Windows to front and side.

BOILER ROOM

10' 5" x 8' 8" (3.17m x 2.64m)

Tiled floor. Worcester Bosch pressurised condensing oil fired boiler. Washing machine and tumble dryer. Extensive storage cupboards. Coat hanging area. Fluorescent lighting. Power sockets.

DAY ROOM

24' 9" x 20' 2" (7.54m x 6.14m)

Presently used as a snooker room and lounge. Carpeted floor. Curtains. Two radiators. Four dimmable LED chandeliers. Light over full size snooker table. Brick fireplace with inset wood burning stove. Two TV points and wall mounted Sony TV. Eight power sockets and telephone point.

REAR CONSERVATORY

26' 11" x 13' 8" (8.20m x 4.16m)

Tiled floor with electric under floor heating. Radiator. Three LED wall lights and LED ceiling light with fan. TV point and power sockets. Door to rear yard, front drive and utility room.

UTILITY ROOM

12' 8" x 10' 10" (3.86m x 3.30m)

Tiled floor. Five LED downlighters. Range of kitchen base units and wall cupboards. Sink. Coat hanging area. Stairs to flat over garage and door to garage.

GARAGE

36' 2" x 27' 5" (11.02m x 8.35m)

Painted concrete floor. Four fluorescent lights and five wall spot lights. 10 power sockets. TV point. Work bench and run of storage units with worktop. Small under-stairs cold cupboard ideal for white wine etc. Additional full height fridge and full height freezer. Windows to side and rear. Insulated sectional electrically operated garage door to front driveway.

FIRST FLOOR - LANDING

Door to balcony overlooking the rear.

BEDROOM 1

21' 0" x 17' 10" (6.40m x 5.43m)

Carpeted floor. Curtains. Two radiators. LED chandelier. Four LED wall/bedside lights. Step with LED strip light to raised dressing area. Ten power sockets. Two TV points. Very generous range of built-in wardrobes with internal lighting. Door to en-suite.

ENSUITE

Fully tiled bathroom. Under-floor heating. Five LED downlighters. Two chrome curved ladder heated towel rails. Large (1900mm x 900mm) jacuzzi bath with built-in TV. Rain shower and hand shower with hinged screen. WC with concealed cistern. Bidet. Twin wash hand basins and vanity unit below and two LED illuminated mirrored vanity cupboards above with shaver points.

BEDROOM 2

24' 7" x 16' 1" (7.49m x 4.90m)

Carpeted floor. Curtains. LED chandelier. Eight power sockets. TV point. Extensive built-in wardrobes with internal lighting.

ENSUITE SHOWER ROOM

Fully tiled. Under-floor heating. Five LED downlighters. Two chrome curved ladder heated towel rails. Walk-in shower with curved screen. Rain shower and hand shower. WC. Bidet. Large vanity unit and wash hand basin with LED illuminated vanity mirror above and shaver point.

BEDROOM 3

20' 7" x 9' 9" (6.27m x 2.97m)

Carpeted floor. Curtains. Radiator. Two LED ceiling lights. Extensive built-in wardrobes. TV and 8 power sockets.

ENSUITE SHOWER ROOM

Fully tiled. Window blind. Under-floor heating. Vanity basin and cupboards with illuminated mirror above. WC. Walk-in rain/hand shower with hinged screen. Heated chrome ladder towel rail. Three LED downlighters.

BEDROOM 4

16' 1" x 14' 10" (4.90m x 4.52m)

Carpeted floor. Curtains. Radiator. LED ceiling and wall lights. TV point and six power sockets. Extensive built-in wardrobes and

cupboards. Door to Jack and Jill en-suite bathroom.

JACK & JILL ENSUITE BATHROOM

Fully tiled. Window blind. Under-floor heating. Large 1900 x 900 bath with rain/hand shower and hinged screen. Vanity unit housing wash hand basin with LED illuminated mirror above. WC. Two heated chrome ladder towel rails. Five LED downlighters.

BEDROOM 5

14' 2" x 9' 1" (4.31m x 2.77m)

Carpeted floor. Curtains. LED ceiling and wall lights. Bookshelves. Door to Jack and Jill en-suite bathroom.

FLAT OVER GARAGE

HALL/KITCHEN

17' 5" x 15' 9" (5.30m x 4.80m)

Carpeted floor. Radiator. Wall and floor units with sink, hob, microwave oven and fridge. Small breakfast area. LED ceiling light. 4 power sockets. Velux window to rear.

BEDROOM 1

10' 5" x 8' 9" (3.17m x 2.66m)

Carpeted floor. Radiator. LED ceiling light. Four power sockets. Built-in wardrobe. Door to en-suite shower room. 2 Velux windows to front.

ENSUITE SHOWER ROOM

Shower enclosure, wash hand basin with mirror above and WC. Heated chrome ladder towel rail. Ceiling light.

LOUNGE

17' 5" x 11' 1" (5.30m x 3.38m)

Carpeted floor. Curtains. Radiator. Two LED ceiling and wall lights. TV point and power sockets. Small eating area. Window to west and Velux window to front.

OUTSIDE

The house and buildings stand in approximately one acre of landscaped gardens, part of which is a smaller, fully enclosed garden and patio areas immediately to the rear of the main house, with direct access from the house. There is also a full-size fenced tennis court with small pavilion to the rear of the house. The driveway to the house extends across the front of the house with a further driveway around the rear of the enclosed garden, serving the stables and giving access to the grazing land etc.

OUTBUILDINGS

BARN & STABLES

With four indoor stables each approximately 14' x 11' with food troughs and automatic water troughs. Feed/store area. All stables having ceiling lights operated from outside.

TACK ROOM

17' 5" x 8' 1" (5.30m x 2.46m)

Floor and wall cupboards. Sink. Saddle and bridle racks. Separate WC. Ceiling lights and power points.

CENTRAL HANDLING AREA

29' 8" x 28' 10" (9.04m x 8.78m)

With direct access to all stables and tack room. Ceiling lights and power points. Large sliding doors each side to rear garden and rear yard where two further stables are located along with suitable area for waste bedding storage and gate to field.

LARGE HAY LOFT

49' 0" x 32' 0" (14.92m x 9.75m)

Accessed by steps and covering the majority of the barn area. Suitable for hay and bedding storage within various storage areas. There is a loading hatch from the rear drive for the direct loading of hay and straw from the rear driveway.

LAND

The adjoining land is substantially grazing pasture suitable for horses or other livestock. The land is accessed by way of a rear driveway around the back of the property. The land (recently ploughed and re-seeded) is bounded by traditional Manx hedges on all sides and has additional access to the public road, as well as

direct access to the neighbouring Ballavartyn Equestrian Centre (by mutual agreement). The total area of land and gardens extend to some 7.5 acres. The adjacent Ballavartyn Equestrian Centre is one of the largest and most active on the Island and offers both indoor and outdoor arena facilities, as well as restraint and extensive stabling and livery facilities.

SERVICES

All mains services are installed. Oil fired central heating.

VIEWING

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

POSSESSION

Vacant on completion.

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The price is to include fitted floor coverings, curtains, blinds, white goods, fitted televisions, snooker table and much of the furniture can also be included, subject to agreement.









Since 1854



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