



One of the finest private coastal estates on the island

Kentraugh House, Kentraugh, Port St. Mary, Isle of Man IM9 5NA

Freehold



6 reception rooms & office • 13 bedrooms & 5 bathrooms
• Breakfast kitchen & ancillary rooms • Orangery •
Large basement & 6 attic rooms • Circa 14,000 sq ft
outbuildings • About 26 acres

Local information

Kentraugh House is set pleasantly back from the shoreline and lies between the historic capital of Castletown and the fishing village of Port St Mary.

It is superbly placed for access to both Ronaldsway, the island's airport, the Buchan School and King Williams School. The local villages and Castletown have many services and amenities while the capital, financial and government centre and ferry port of Douglas is a pleasant 25 minute drive through scenic countryside.

The Isle of Man is a self-governing British Crown dependency in the Irish Sea between England and Ireland.

The Isle of Man TT is a major motorcycle attraction for the island in May/June and the island hosts numerous sporting events throughout the year. The island has some very appealing tax advantages and is often described as a jewel in the Irish sea. It is 52 kilometres (32 mi) long and, at its widest point, 22 kilometres (14 mi) wide with a population of about 84,000.

There are regular flights between the Isle of Man, the UK and Ireland and car ferries and fast ferries ply routes to Dublin, Belfast, Heysham and Liverpool with journey times from about 2hrs 45 mins.

About this property

This remarkable and historic property, with its colonnaded portico, extends to over 12,750sq ft on the principal floors with a further 6180 sq ft in the attic and cellars.

In need of general updating, Kentraugh House has been owned by only two families and is on the protected buildings register as a house of architectural or historic interest along with approx. 14,000 sq ft of two and three storey outbuildings and the remains of a number of others.

The property stands behind a tree lined carriage driveway with lodges to the two entrances and stands behind lawns leading to a ha-ha beyond which are uninterrupted sea views.

The woodland and gardens extend to about 26 acres and include formal gardens, a former grass tennis court, and within walled gardens there are orchard areas, a large greenhouse, vegetable and soft fruit gardens.

Some of the outbuildings include estate offices, coach house, stables, kennels, dairy, pigeon house, curing house and an Italianate folly.

The wide colonnaded portico leads though to an entrance lobby off which is the main hall with an elegant Georgian staircase leading up to the first floor.





To the left of the hallway are two connected reception rooms, each with their own fireplaces. The drawing room to the front and the sitting room to the rear. To the right of the main reception hall is the magnificent dining room, extending to the full depth of the house, partially divided by magnificent decorative cast iron columns. A service door leads off to the working areas of the north wing.

Off the two reception rooms to the south of the hall there is a further lobby giving access to the fabulous music room at the rear with its elaborate Gothic fan vaulted ceiling and wide splayed bay window overlooking the gardens to the rear. truly breathtaking entertaining room.

The lobby also gives access to the library to the south of the house, with lovely triple arched windows looking into the orangery to the south.

The north wing is the working area of the house with a cloakroom and separate WC, the second staircase hallway and the house-keepers office. A snug adjoins the kitchen, beyond which is a utility room and a larder with a long passageway leading through to the family entrance and a store room.

There are two large principal bedrooms enjoying sea views to the front with a Jack and Jill bathroom en suite, a washroom with WC and two bedrooms overlooking the gardens sharing a house bathroom. The north wing provides three further bedrooms, a bathroom and a store room with a staircase down to the store below.

The second floor has six further bedrooms, one of which has an en suite shower room and there is a house bathroom. A staircase leads off the landing to the second floor where there are six further rooms with sky lights. The cellars extend under much of the original footprint of the house and provide significant storage space.

Tenure

Freehold

Local Authority

Isle of Man

Energy Performance

EPC Rating = NA

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills or Chrystals









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Gross internal area (approx) 1760 sq m / 18,939 sq ft

Outbuildings circa 1300 sq m / 14,000 sq ft

Total 3060 sq m / 32,939 sq ft

Mark Holden

Savills Wilmslow

01625 417450

mholden@savills.com



savills

savills.co.uk

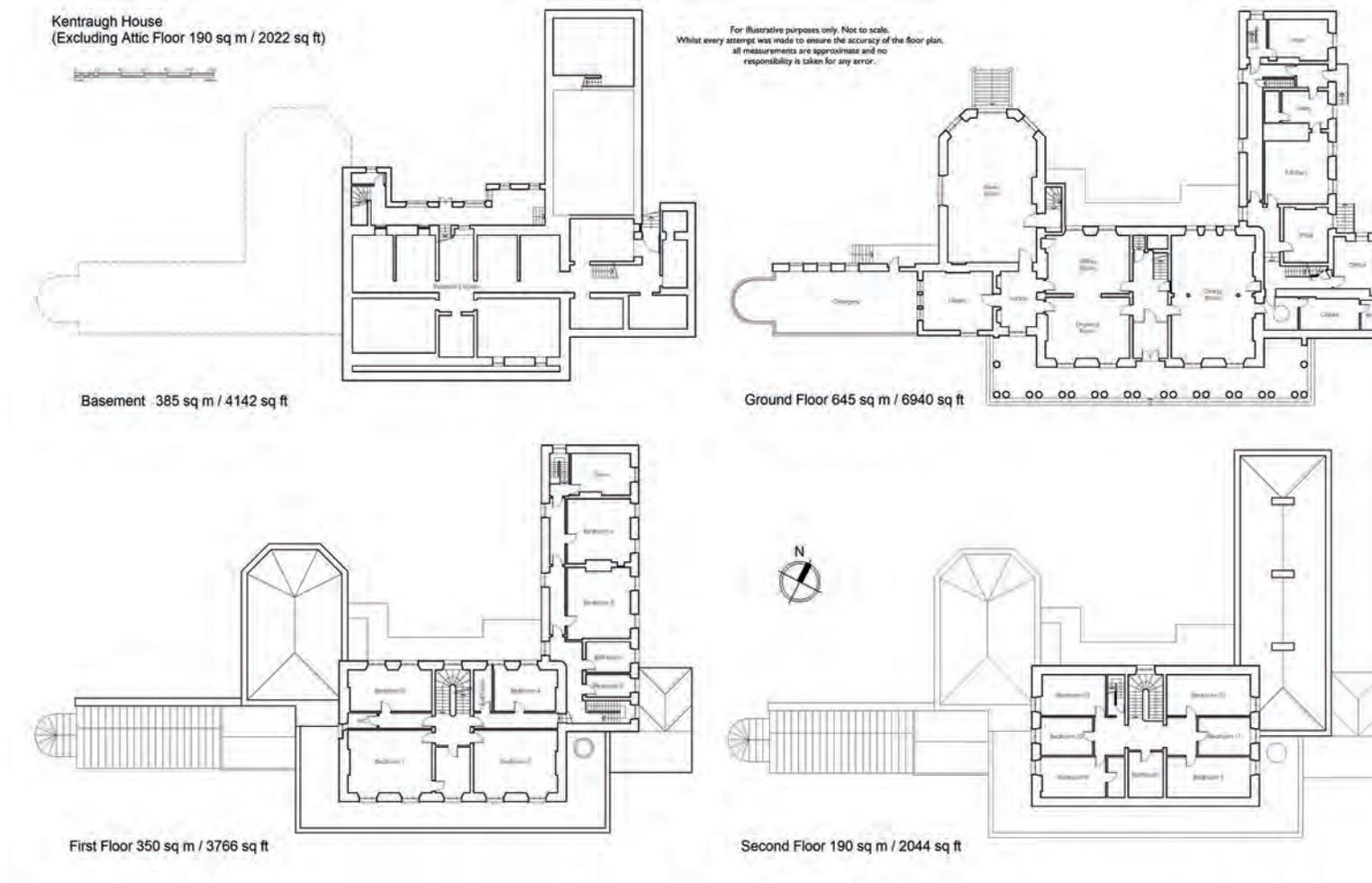
Head Agents:

Shane Magee

Chrystals

+44 (0)1624 623778

shane.magee@chrystals.co.im



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