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Coach House, Old Castletown Road, Santon, IM4 1EB  
**Asking Price £2,999,950**



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Coach House at Crogga, Santon is a stylish and quality offering, having been lovingly created and extended from the original structure. Now having approximately 7,500 sq ft of family accommodation and dressed in handsome Manx Stone. Situated with 27 acres of private woodland with walkways and distant sea and rural views. The historic Isle of Man Steam Railway runs through the grounds. The house has a magnificent reception hall with vaulted ceiling and a wealth of exposed timber beams, this leads to four reception rooms and impressive dining kitchen with utility. There are 5 bedrooms with the master suite having a sun terrace, walk-in dressing room and large en-suite. There is a family bathroom and two further en-suites. Adjacent to the principal residence is secondary accommodation, presently arranged as a lower two bedroom self-contained unit and an upper one bed unit with rental income passing from tenants insitu. Tucked away yet equidistant from the Capital, Airport and Private schools.



## LOCATION

From South Quay Douglas travel on the Old Castletown Road, past White Hoe Industrial Estate on the right and take the next turning on the left. Continue straight for approx. 2.5 miles, passing the road to Port Soderick and the property can be found on the left hand side.

## ENTRANCE HALL

27' 0" x 12' 0" (8.22m x 3.65m)

Full height ceiling (30 ft). Glazed entrance. Exposed roof trusses. Server Room.

## CLOAKROOM

WC and wash hand basin.

## SNUG AREA/REAR LOBBY

12' 0" x 8' 1" (3.65m x 2.46m)

Bi-fold doors to rear decked terrace.

## DINING ROOM

17' 0" x 16' 1" (5.18m x 4.90m)

uPVC double glazed rood to East/South facing patio. Porcelain tiled floor.

## LOUNGE

20' 1" x 19' 0" (6.12m x 5.79m)

## REAR HALL

Store with oil fired central heating boiler.

## CLOAKROOM

WC and wash hand basin.

## STUDY

16' 1" x 18' 0" (4.90m x 5.48m)

Log burner.

## BREAKFAST KITCHEN

29' 1" x 15' 0" (8.86m x 4.57m)

With central Island and breakfast area

## FAMILY ROOM

16' 1" x 15' 0" (4.90m x 4.57m)

## UTILITY

16' 11" x 5' 0" (5.15m x 1.52m)

## CLOAKROOM

5' 0" x 4' 0" (1.52m x 1.22m)

## BOOT ROOM

11' 1" x 5' 0" (3.38m x 1.52m)

## REAR HALL

## FIRST FLOOR: LANDING

Solid oak staircase and floor. Exposed beamed ceiling.

## BEDROOM 4

20' 1" x 19' 0" (6.12m x 5.79m)

Exposed roof truss.

## ENSUITE SHOWER ROOM

6' 10" x 5' 1" (2.08m x 1.55m)

## BEDROOM 3

17' 0" x 16' 1" (5.18m x 4.90m)

## STORE CUPBOARD

## BEDROOM 1

12' 0" x 15' 0" (3.65m x 4.57m)

Exposed roof truss. Oak floor.

## SUN TERRACE

11' 6" x 8' 2" (3.50m x 2.49m)

## ENSUITE

16' 1" x 8' 0" (4.90m x 2.44m)

## ENSUITE DRESSING ROOM

14' 6" x 5' 0" (4.42m x 1.52m)

## BEDROOM 5

16' 2" x 11' 0" (4.92m x 3.35m)

Beamed ceiling. Oak floor.

## FAMILY BATHROOM

7' 2" x 5' 0" (2.18m x 1.52m)

## UTILITY AREA

Plumbed for washing machine.

## BEDROOM 2

23' 10" x 15' 0" (7.26m x 4.57m)

Exposed roof truss. Oak floor.

## ENSUITE SHOWER ROOM

11' 4" x 6' 7" (3.45m x 2.01m)

## INTEGRAL DOUBLE GARAGE

23' 10" x 15' 0" (7.26m x 4.57m)

## **OUTSIDE**

To the front of the property there is large driveway and turning circle providing views of surrounding lands and ample space for parking. To the rear of the property there is a large patio and decked area providing protected outdoor space ideal for entertaining.

## **THE GRANARY - GROUND FLOOR APARTMENT**

Currently rented for £750pcm. The accommodation comprises:

Hall

Lounge: 15'10 x 15'

Kitchen: 12'7 x 10'

Sun Room: 12'7 x 10'

Bedroom: 14'4 x 10'9

Bathroom: 8'3 x 6'9

## **FIRST FLOOR APARTMENT**

Currently rented for £925 pcm. Accessed via an external staircase, the accommodation comprises:

Study: 10'0 x 7'9

Lounge: 15'10 x 15'0

Kitchen/Diner: 17'0 x 15'10

Bedroom: 9'1 x 8'10

Bathroom: 10'0 x 6'2

## **SERVICES**

All mains services connected. Oil central heating.

## **VIEWING**

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

## **POSSESSION**

Vacant possession on completion of purchase for main residence, apartments are currently rented. 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.











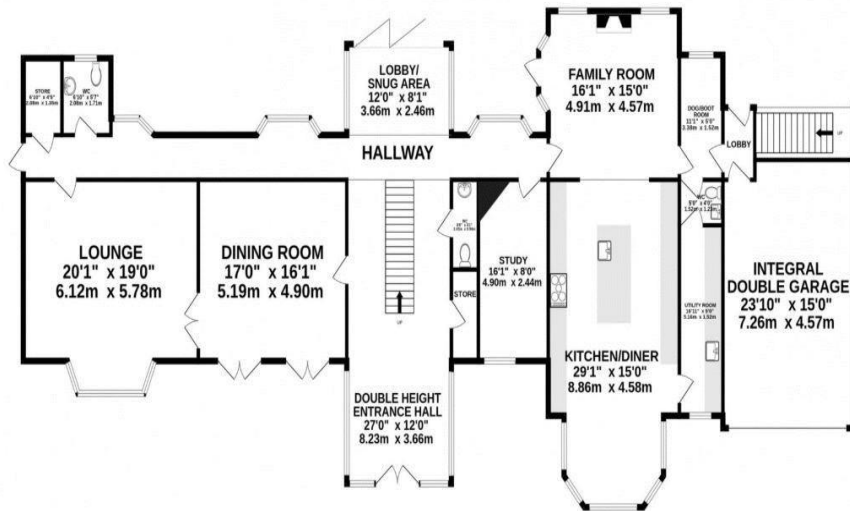




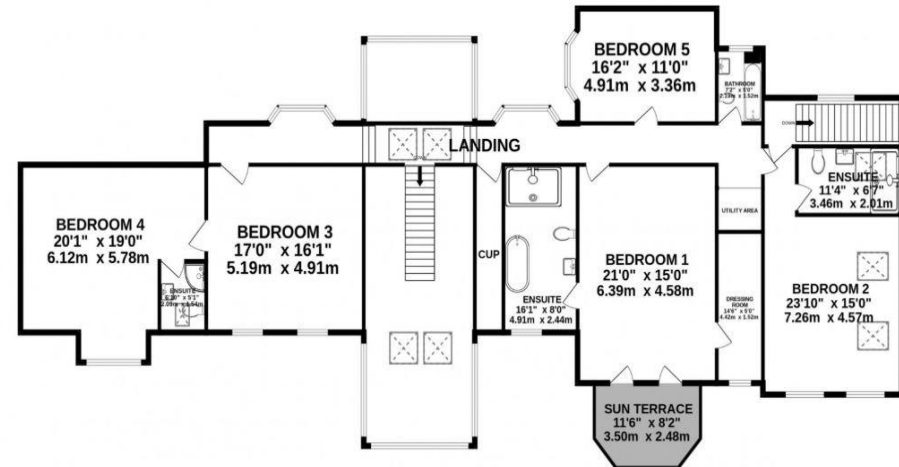




GROUND FLOOR  
2766 sq.ft. (257.0 sq.m.) approx.



1ST FLOOR  
2527 sq.ft. (234.8 sq.m.) approx.



Since 1854



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