



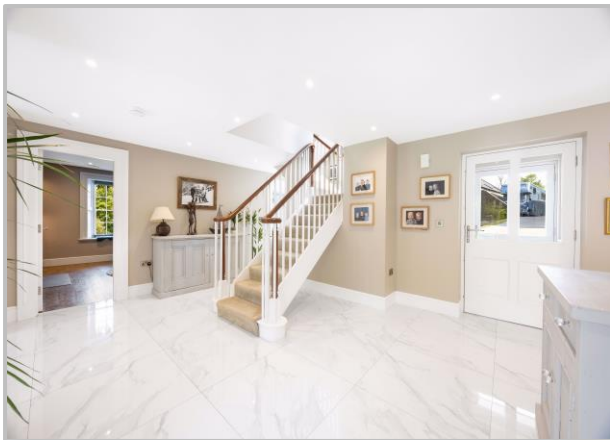
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Cool Shellagh Farm, Douglas Road, Kirk Michael, IM6 1AU
Asking Price £2,999,500

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A magnificent country estate set in a peaceful and picturesque rural location, offering sweeping views across the surrounding countryside. The estate is accessed via a gated, private access leading to a grand sweeping driveway and the elegant main residence, fully renovated in 2024 with premium fixtures and finishes throughout. Cool Shellagh Farm offers a rare opportunity to own a multi-faceted property featuring separate guest cottages and exceptional equestrian amenities, including 8 enclosed paddocks, a professionally built ménage, a large steel barn with 4 stables, and a secure tack room. The principal residence blends timeless character with modern comforts, boasting a bespoke Philip Charles-designed dining kitchen, and powered by eco-conscious technologies including a solar array and air source heat pump. A welcoming reception hall opens to a striking dining kitchen, two atmospheric reception rooms, five well-proportioned bedrooms, and three stylish bathrooms. The principal suite includes a dressing room, luxury ensuite, and private sun terrace. Additional amenities include a utility room, cloakroom WC, internal garage, extensive parking, and a separate external laundry room.



Externally, the property enjoys manicured formal gardens with mature trees, floral borders, and dedicated outdoor entertaining areas. A separate kitchen garden offers a large greenhouse, raised vegetable beds, and a mature orchard.

A collection of charming barn conversions operating as holiday lets through Island Escapes: Willow Nook Cottages, including 'Acorn' (1 bed), 'Rosehip' (2 bed), and 'Blackberry' (2 bed, 2 bath), each tastefully presented with fully equipped living/dining kitchens. A unique fourth cottage with a mezzanine level office, kitchenette, and WC—ideal as a home office, studio, or further guest accommodation.

There are generous parking facilities serving both the main house and the cottages, with spaces designed to capture the afternoon sun and enhance the outdoor lifestyle.

LOCATION

From St Johns traffic lights head north on the A3 towards Kirk Michael. The property is located on the right hand side, a short distance before entering Kirk Michael village.

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. 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.











Holiday Cottages

GROUND FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



1ST FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



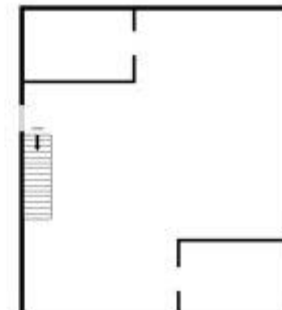
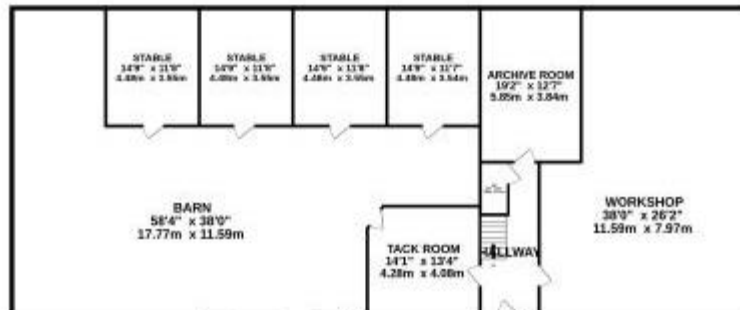
TOTAL FLOOR AREA : 2940 sq.ft. (273.2 sq.m.) approx.

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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Outbuildings

GROUND FLOOR
3492 sq.ft. (324.4 sq.m.) approx.

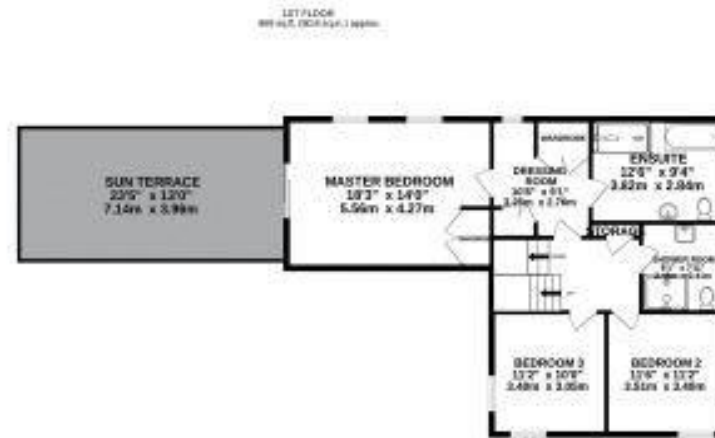
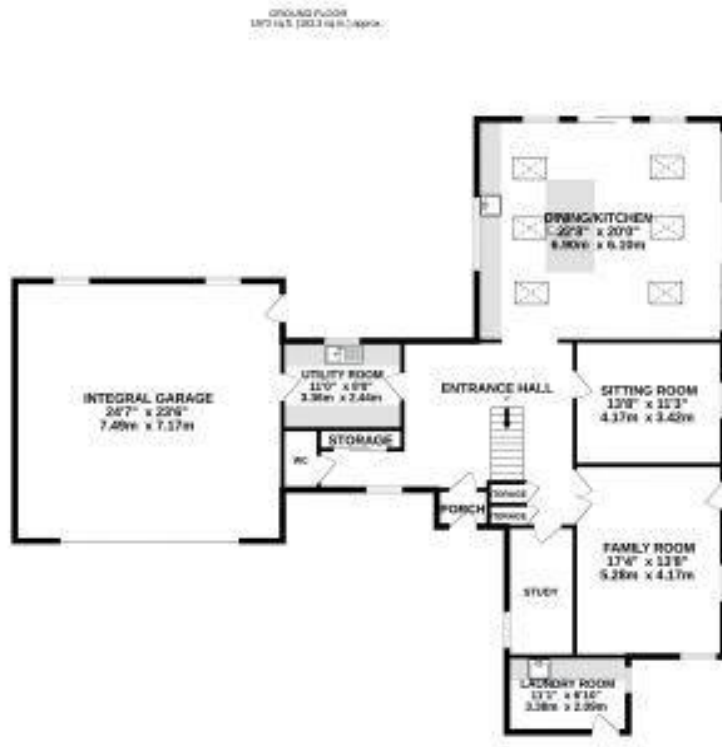


TOTAL FLOOR AREA : 5160 sq.ft. (479.4 sq.m.) approx.

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House



TOTAL FLOOR AREA : 3457 sq.ft. (321.2 sq.m.) approx.

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Since 1854

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