

Glenaspet Patrick Road, St Johns







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- Country manor estate dating back to 1800's situated in a private elevated location set in approx. 10 Acres
- Expansive views of the hills and surrounding countryside
- Sympathetically renovated, retaining character with a modern twist
- Private gated driveway
- 4 Receptions Rooms
- 6 bedrooms, 5 Bathrooms, Study
- Leisure Area with Cinema Room, Gymnasium/Games Room, Sauna and Shower Room
- Coach House with 2 Bedrooms
- Workshop, Stables and Stores
- Garage Block with an additional stone-built store/garage
- Formal Gardens, Paddocks with stabling for four horses and a tack room
- · Fire pit, summerhouse and decked area with patio terracing
- Underfloor heating to principal residence

Black Cowley delighted to offer Glenaspet to the market, Grace are stunning country house private elevated position extending approximately situated and to 9 Acres Johns. Williams Located iust 20-minute drive from Castletown, King College, the airport Douglas. and

The property is approached via a gated driveway which winds through mature woodland and formal gardens. Entering the property on the lower ground floor via the entrance porch with double Oak doors, vaulted ceilings, and mosaic slate tiled flooring. The entrance hall has a custom-made Colonial style staircase which leads to the ground floor and first floor levels with galleried landings and vaulted ceiling with a drop feature light from the upper level. Off the entrance hall is the cinema room which features a framed recess for a large screen and video/audio system installation. There is a games room which leads through to a lobby for access to the sauna and shower room, which is fitted with a SaunaMed sauna and shower cabinet, WC, and wash hand basin. Fully tiled walls and floors, uPVC double glazed door to a flagged terrace overlooking the front garden and fence paddock. From the lobby there is also access to the boiler/plant room and under croft of the house. In addition, there is a guest bedroom which features uPVC bi-fold doors which enjoy views across the front garden, fenced paddock, and hills beyond. Guest shower room, which is fitted with a shower, vanity wave fronted wash hand basin with mirror above, WC and tiled walls and flooring. There is a good size dual aspect study which enjoys views across the front garden, paddock, and hills.

Taking the stairs to the ground floor, where there is a cloakroom/WC with large floor tiles by Pamesa Ceramica, twin vanity wash hand basins with twin mirrors above and a WC. There is a music room/upper entrance hall with Pamesa Ceramic tiled floors and a uPVC double glazed door to the rear garden. Opening leading to the Kitchen/Diner which is fitted with a bespoke Sheraton kitchen with units finished in Oyster Grey and Sand Oak. Central island with a breakfast bar, Dekton marble effect worktops incorporating a sink with electric Quooker tap. Neff Induction hob and downdraft extractor fan, hide and slide Pyrolytic oven, steam oven, microwave and coffee maker, all with Wi-Fi connectivity. Integrated fridge and freezer, full size and mini dishwasher. Pamesa Ceramica large floor tiles, four automated Velux roof lights, two sets of bi-folding uPVC doors which lead out to the extensive patio and rear South facing garden. The snug, accessed from the kitchen, is a lovely dual aspect room with views of the surrounding countryside. The utility room is accessed off the kitchen and fitted with matching units to the kitchen, washing machine, tumble dryer, two Neff freezers, wine cooler and wine racks. The lounge is a spacious, dual aspect lounge with glass panelled doors, uPVC double glazed windows and doors which lead out to the south facing garden, contemporary fireplace creates a beautiful focal point and engineered oak flooring. The inner hall has built in storage cupboards. Bedroom 2 is a double bedroom with views of the countryside and has a modern en-suite shower room. The master bedroom is lovely dual aspect bedroom with uPVC double glazed doors onto South-facing decked area, plumbed for a hot-tub. There is an en-suite bathroom which was designed by Dansani Luna which features a Minore custom made twin vanity wash hand basin with drawers below, Pamesa Ceramica square Pisa Gold Marble finish porcelain tiled walls and tiled plank flooring. Coalbrook Basin mixers, Geberit Aqua Tuma toilet with Whirlspray function, heated seat, extractor unit with warm air dryer.

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On the first floor is a galleried landing with a custom-made colonial style staircase. Bedroom 4 is another good size bedroom with a dormer window and en-suite shower room. Bedrooms 5 and 6 are both good size double bedrooms. In addition to the bedrooms there is a contemporary family bathroom which features a Victoria & Albert bath with handheld shower, smart control shower mixer and rail, Dansani Luna Danish designed bathroom furniture, glass shower screen and WC. There is also a dressing room/study.

The property is set within approx. 10 Acres of grounds which features an in/out driveway which sweeps around an island lawn to the front, workshop, stables and stores. Stone built garage with additional store and a triple garage block.

In addition to the main dwelling, there is a Coach House which comprises of an entrance hall, dining hall, kitchen, lounge, 2 bedrooms and family bathroom.

To arrange a viewing please contact Black Grace Cowley on 01624 645555

















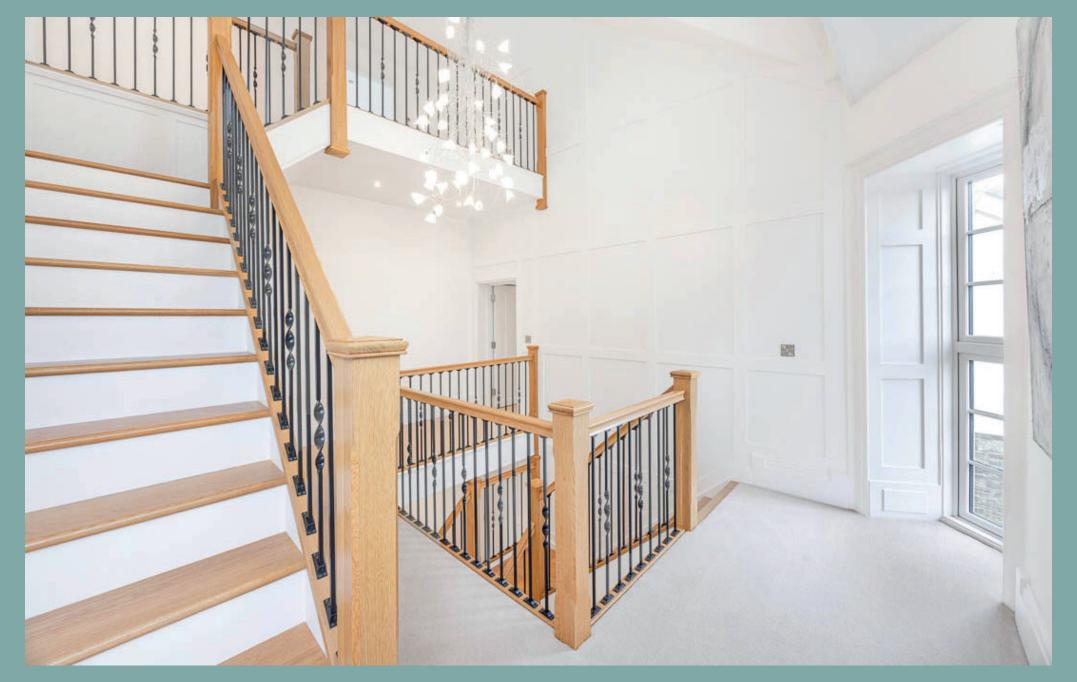
































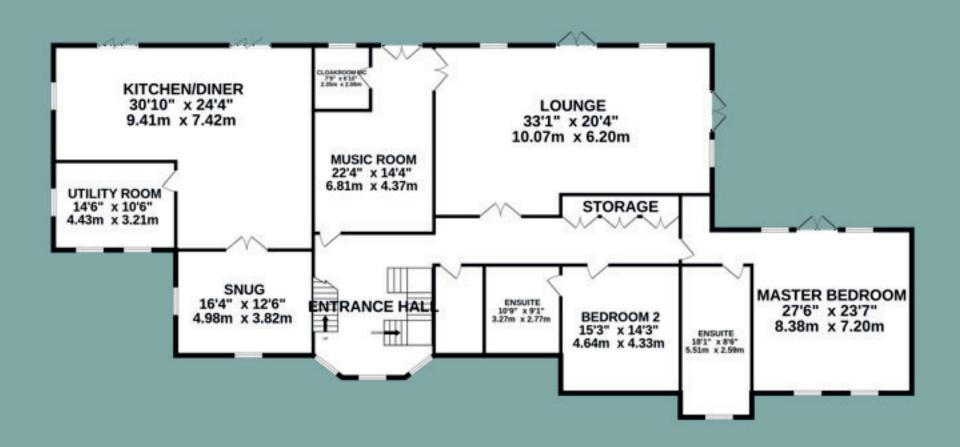




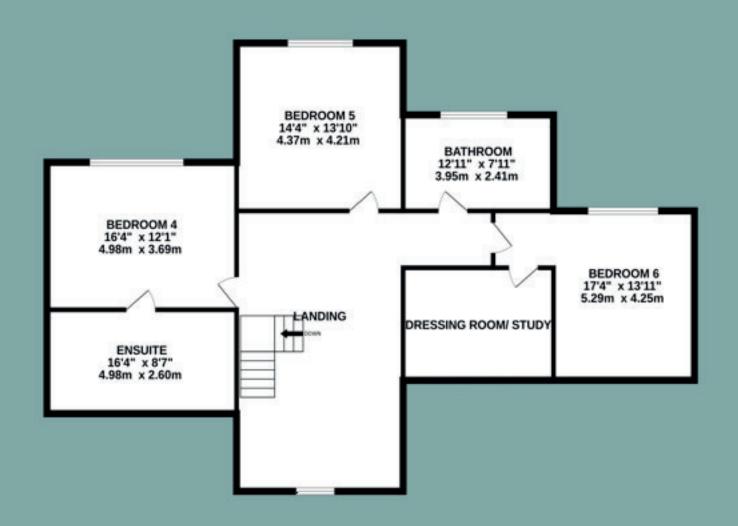
LOWER GROUND FLOOR 3061 sq.ft. (284.3 sq.m.) approx.



GROUND FLOOR 3297 sq.ft. (306.3 sq.m.) approx.



1ST FLOOR 1318 sq.ft. (122.5 sq.m.) approx.



COACH HOUSE 1289 sq.ft. (119.7 sq.m.) approx.

