



KIRBY PARK

Douglas, Isle of Man



HISTORICALLY IMPORTANT AND SUPREMELY ELEGANT COUNTRY HOUSE DATING FROM 1813, SET IN BEAUTIFUL MATURE PARKLAND CLOSE TO THE HEART OF DOUGLAS

Summary of accommodation

Ground Floor: Entrance hall | Grand staircase hall | Drawing room | Library open plan with study | Dining room
Kitchen and breakfast room | Back hall | Utility room | Flower room | Laundry | Conservatory

First Floor: Main bedroom suite with en suite bathroom and dressing room | Two further bedroom suites | Dressing room

Second Floor: Four bedrooms | Two bathrooms | Playroom | Two storage rooms

Extensive cellars | Double garage

Coach house

Entrance lodge

Mature parkland | Water meadows | Pasture | River with double bank fishing

In all about 48.1 acres

LOCATION

Kirby Park enjoys the rare advantage of being within walking distance of Douglas, the capital of the Isle of Man, with its extensive business, social and recreational amenities, while offering the privacy and tranquillity of an exclusive 48-acre mature parkland setting.

The Isle of Man lies in the Irish Sea between England and Ireland, at the heart of the British Isles. Home to a thriving population of approximately 86,000, the island combines an exceptional quality of life with a sophisticated business environment.

Extending some 30 miles in length and 12 miles at its widest point, the Isle of Man is large enough to offer residents an enviable balance of accessibility, privacy and space—qualities that are increasingly rare among leading low-tax jurisdictions. The island is also recognised as one of the safest places in the world to live, with exceptionally low crime rates contributing to its reputation as a secure and welcoming place to call home.

The Island is remarkable for its variety of landscapes – a beautiful coastline, unspoilt glens and mountains rising to over 2,000 ft. There are over 100 miles of coastline, covering an area of 227 square miles, with water warmed by the Gulf Stream. As a result, the Island enjoys an equable climate with mild winters. Palm trees are common throughout the Island and wild fuchsias abound.

The Isle of Man is the only country recognised by the UN as a Biosphere with zero noise, light or air pollution. The Isle of Man hosts some of the most visible marine life with giant basking sharks, dolphins and minke whales. Often seals can be spotted sunbathing on the beaches, as well as a mix of rare coastal birds such as puffins and shearwaters. Birds of prey include: falcons; buzzards; goshawks; hen harriers; sparrow hawks; kestrels and owl. No foxes, snakes or deer are found on the Isle of Man. Wallabys roam freely in the north of the Isle.

The climate is not dissimilar to Cornwall with mild winters and delightful summers. The quality of fresh organic produce from the Manx farmer is abundant and the fish, lobster, scallops, and Dublin Bay prawns straight out of the Irish Sea are plentiful.



The Island has never been part of the UK and is a self-governing state outside of the European community. Particularly famous for its thriving financial services sector, the Isle of Man’s national taxation strategy has seen the introduction of very favourable tax treatment as follows:

- Zero Corporation Tax (excluding banks and a few other exceptions).
- Zero Capital Gains Tax.
- Zero Inheritance Tax.
- Zero Stamp Duty; Land registry fees approx 2% (lower than UK Stamp Duty).
- Income tax is set at the lower of 20% or £200,000 pa Tax Cap.
- Zero Charge for Street Parking and no ULEZ/Congestion Charges.

TRANSPORTATION LINKS

Communications to the United Kingdom, Europe and Ireland are excellent, with up to 20 flights daily to 14 airports including Gatwick, Heathrow and London City in 60-70 minutes, and Birmingham, Manchester and Dublin in 30-40 minutes. The time saving connections through Dublin to America, with immigration speedily cleared in Dublin airport in advance of boarding, are a well-kept secret.

There is a modern Private Jet Centre offering business travellers and wealthy residents the opportunity to save time and travel anywhere with a fleet of jets flying in and out across the world.



The Island has recently taken delivery of one of the greenest, most up-to-date and luxurious ferries operating anywhere in the UK. Services run from Heysham and Liverpool, with additional seasonal routes to Larne and Dublin during the summer months.

KIRBY PARK

Kirby Park is a distinguished country house of considerable historical and architectural significance, having played a central role in the life of the Isle of Man for generations.

Construction of Kirby Park was begun by Colonel Mark Wilks shortly after his return to the Isle of Man in 1813, following his retirement from the East India Company and his marriage to his second wife, Dorothy Taubman. Work on the house was interrupted for three years when Wilks was recalled to serve as Governor of St Helena, where he was charged with overseeing Napoleon Bonaparte following his exile after the Battle of Waterloo. Upon his return in 1816, construction resumed and his daughter Laura persuaded him to incorporate a third storey nursery floor into the design, adding a further dimension to this remarkable family home.



Following Colonel Wilks’ death in 1831, his daughter Laura and her husband, Sir John Buchan, took up residence at Kirby Park. In 1835 they leased the estate to Sir George Drinkwater, who subsequently purchased it from them in 1840. Upon Sir George’s death, ownership passed to his brother, John Drinkwater.

Kirby Park has remained in the Drinkwater family ever since and is now being offered to the market for the first time in almost two centuries.



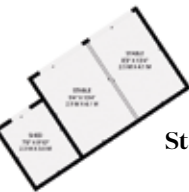
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor



Stable

Approximate Gross Internal Area
Cellar: 3497 sq ft / 325 sq m, Ground Floor: 5141 sq ft / 478 sq m, First Floor: 2821 sq ft / 262 sq m
Second Floor: 2820 sq ft / 262 sq m, Excluded Areas: Garden Store: 334 sq ft / 31 sq m
Tractor Garage: 281 sq ft / 26 sq m, Boiler Room: 189 sq ft / 18 sq m
Undefined: 11 sq ft / 1 sq m, Shed: 76 sq ft, 7 sq m, Stable: 241 sq ft / 22 sq m
Total: 14279 sq ft / 1327 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







Entrance Lodge

The house is approached via a long, tree-lined drive, with an attractive Gate Lodge standing guard at its entrance. The grandeur of Kirby Park is immediately apparent on entering the reception hall, which leads through to the impressive staircase hall.

The principal reception rooms are particularly magnificent. The drawing room flows seamlessly into the library/study and dining room, creating an exceptional suite of entertaining spaces. High ceilings, fine fireplaces and glorious south-facing views across the parkland combine to create rooms of remarkable character and elegance.

The kitchen and breakfast room, together with a range of domestic offices, are situated within the west wing, while a conservatory opens directly onto the terrace and gardens beyond.

There are extensive cellars beneath the house, including the original kitchen, now adapted as a billiard room, together with workshops, a wine cellar fitted with 27 bins, various store rooms and access to a service courtyard.



Coach House

The first floor provides three well-appointed bedroom suites, including a splendid principal suite comprising a dressing room and en suite bathroom.

The second floor offers four further bedrooms, a playroom, two bathrooms and two additional rooms currently utilised for storage.

We are advised that a new oil-fired boiler was installed in 2026, while the private drainage system was replaced in approximately 2011. The main house and west wing were re-roofed, and the conservatory replaced, in 2018/19. More recently, the chimneys were comprehensively refurbished in 2025. Externally, the parkland was re-landscaped and a new bridge constructed in 2020.

Kirby Park presents a rare opportunity to acquire an historic country house of exceptional character and significance, offering considerable scope for sympathetic modernisation and enhancement, subject to the necessary consents.

OUTBUILDINGS

Attached to the house is an integral double garage with an electrically operated door. Beneath this is a service yard providing two further double garages and a range of useful storerooms. Set apart from the main house is a substantial stone-built former coach house. The upper floor was originally designed for the storage of boats used on the river, while the ground floor has more recently been utilised by the current owners as stabling for two horses. Further along a track leading towards the fields is a timber yard with covered log stores and additional storage space.

ENTRANCE LODGE

An attractive two-bedroom entrance lodge stands beside the main gates, providing a fitting introduction to the estate. The property is currently occupied under an Assured Shorthold Tenancy.



GARDENS, PARKLAND AND RIVER

The parkland grounds provide a magnificent setting for the house, creating a beautiful and protective green buffer from the town. The estate is home to a number of exceptional mature specimen trees, which contribute greatly to its character and privacy.

The grounds descend to the River Dhoo, which meanders through the estate and offers double-bank trout fishing. In addition to their natural beauty, the parkland and pastureland provide excellent opportunities for those wishing to keep horses, cattle or other livestock.

Combining elegant landscaped grounds, productive pasture, river frontage and outstanding privacy, the estate offers a rare balance of rural seclusion and convenience close to the heart of Douglas.



PROPERTY INFORMATION

Tenure: The property is for sale, freehold with vacant possession on completion. The property is sold subject to all existing wayleaves or easements.

Possession: Vacant possession on completion.

Services: Mains water, electricity, private drainage and oil-fired central heating.

EPC Rating: EPCs are not applicable in the Isle of Man.

Rates: The Douglas Treasury rates for Kirby Park are £1,228.94 and Kirby Gate Lodge £278.25

The Douglas Council rates for Kirby Park are £2,589.37 and Kirby Gate Lodge £586.28

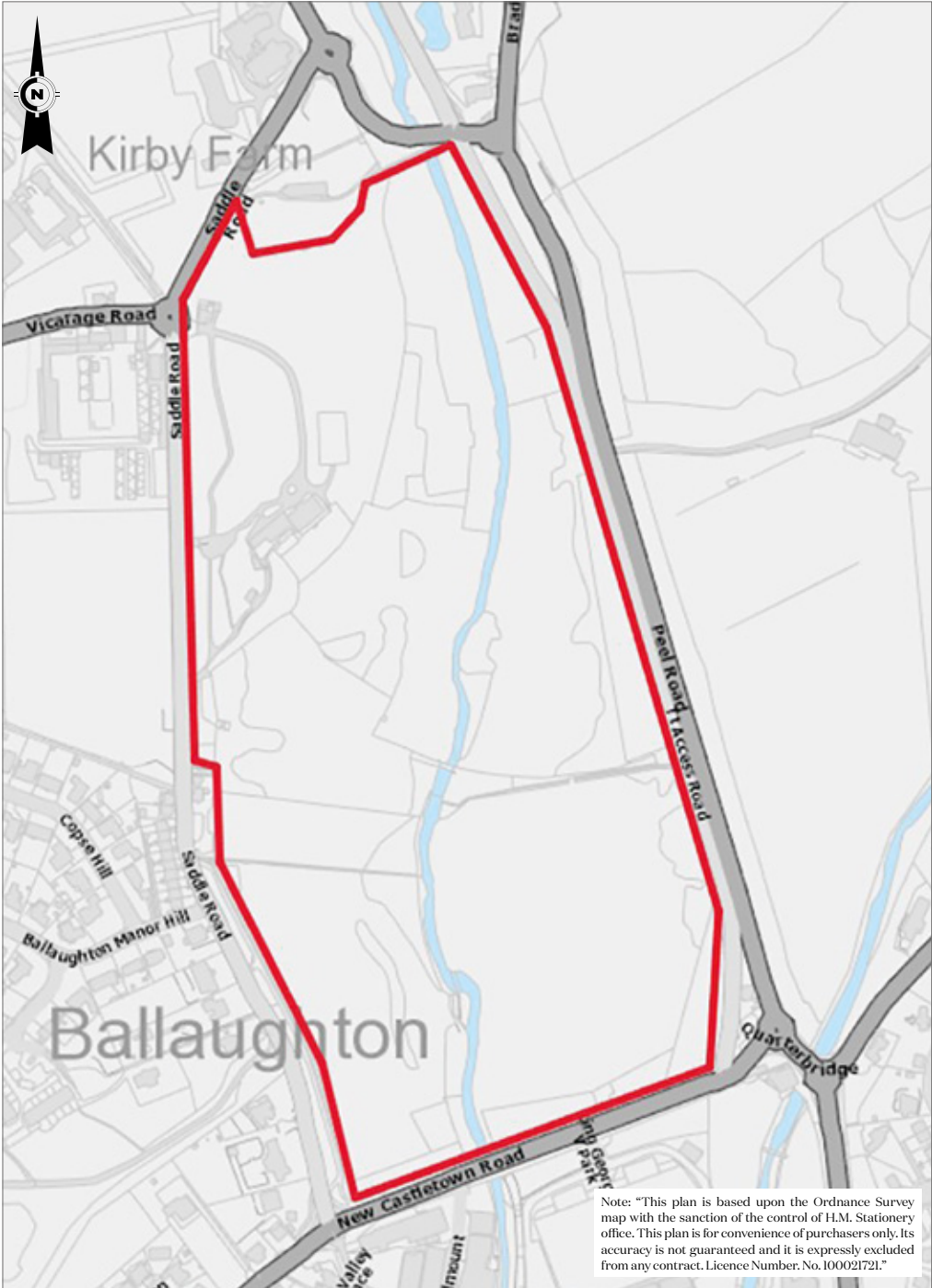
Fixtures and Fittings: Carpets and curtains to be included in the sale. Other items, including certain items of furniture may be available for purchase further to separate negotiation.

Certain garden ornaments/statuary/planters/benches etc are specifically excluded from the freehold sale.

What3words: ///amber.nodded.sheet

Viewing: Strictly by prior appointment with the Vendor’s selling agents.

NB: The plan is illustrative only and does not form part of a contract.



James Crawford

+44 (0) 20 7861 1065

james.crawford@knightfrank.com

Knight Frank National Country Department

55 Baker Street, London

WIU 8AN

knightfrank.co.uk

Neil Taggart

+44 (0) 1624 623778

neil.taggart@chrystals.co.im

Chrystals

31 Victoria Street, Douglas

Isle of Man IM1 2SE

chrystals.co.im



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