

Glenaspet

Glenaspet, Patrick Road, St Johns

Isle of Man



The private estate of Glenaspert occupies over 9 acres of idyllic countryside and mature woodland, near the west coast of the Isle of Man.

Whilst its peaceful setting invokes a true sense of tranquillity and seclusion, it is only a twenty minute drive from the Douglas airport and a stone's throw away from the historical village of St Johns, the geographical centre of the island and also home to the Manx Parliament, established in the 8th Century.

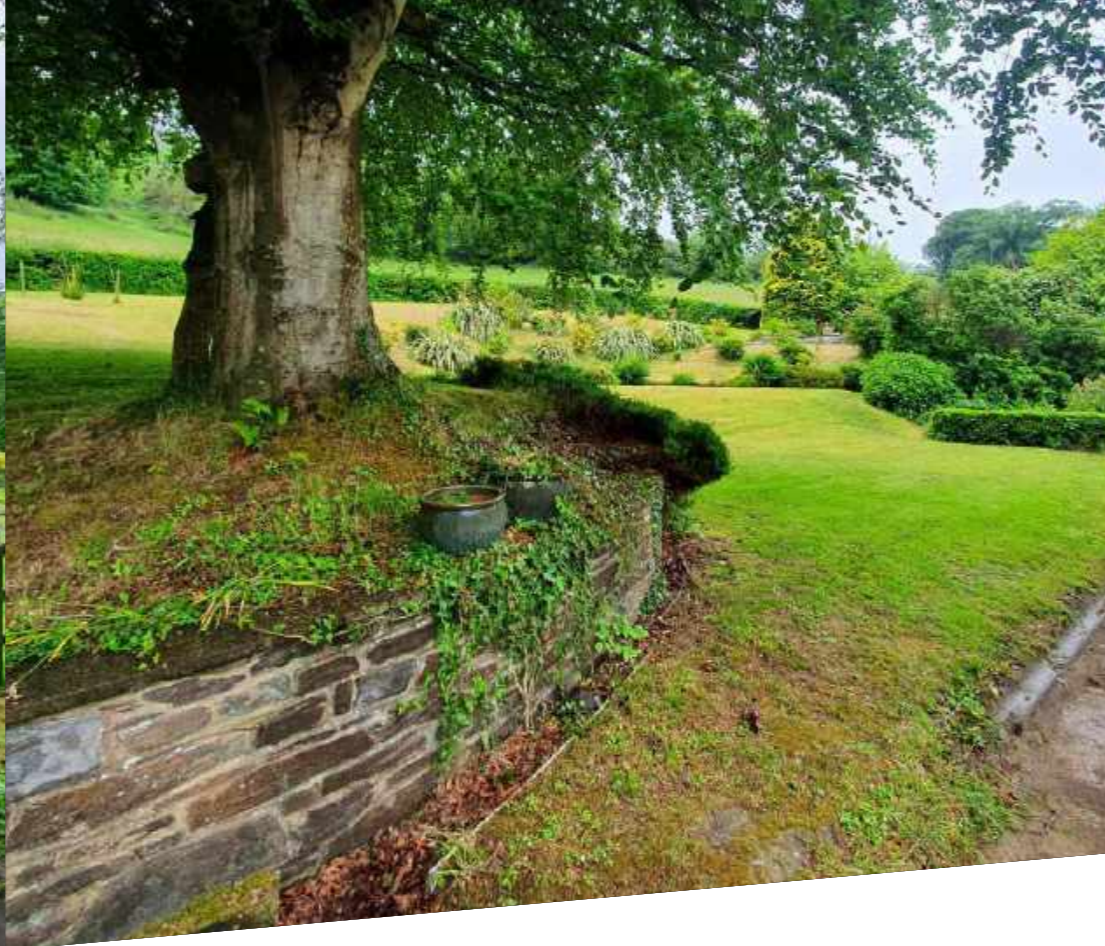
The neighbouring ancient coastal town of Peel, situated on the west coast of the Isle of Man at the mouth of the river Neb, is a five minute drive away. With its sandy beaches, breakwater and harbour, Peel has an enchantment of its own as an idyllic coastal getaway and rare opportunity to travel back in time and escape the entrapments of fast-paced city life.

Its spectacular sunsets are made all the more memorable by the magnificent ruined castle that stands on a small island at the west end of the town. Its pink sandstone walls surround an ancient Celtic cathedral dating from the 13th century – it is this cathedral which inspired the locals to affectionately name their town Sunset City.

The narrow streets once witnessed the clandestine smuggling activities of the eighteenth century, whilst nowadays it is a charming fishing port with narrow, picturesque streets furnished with restaurants, bars and independent shops. Here you will also find the high school, a dance academy and Peel Golf Club.

Beautiful walks abound, as to the south of Peel the coastline changes to one of grandeur as the cliffs rise steeply from the sea and lead to the remotest part of the Isle of Man, offering gorges, glens, fishermen's coves and wild moorlands rising steeply from the sea to a 1,500 foot summit. This area of the Isle of Man has been described by Trail Magazine as 'some of the wildest terrain on any British coast path' and is a true sanctuary for nature-lovers from all walks of life.



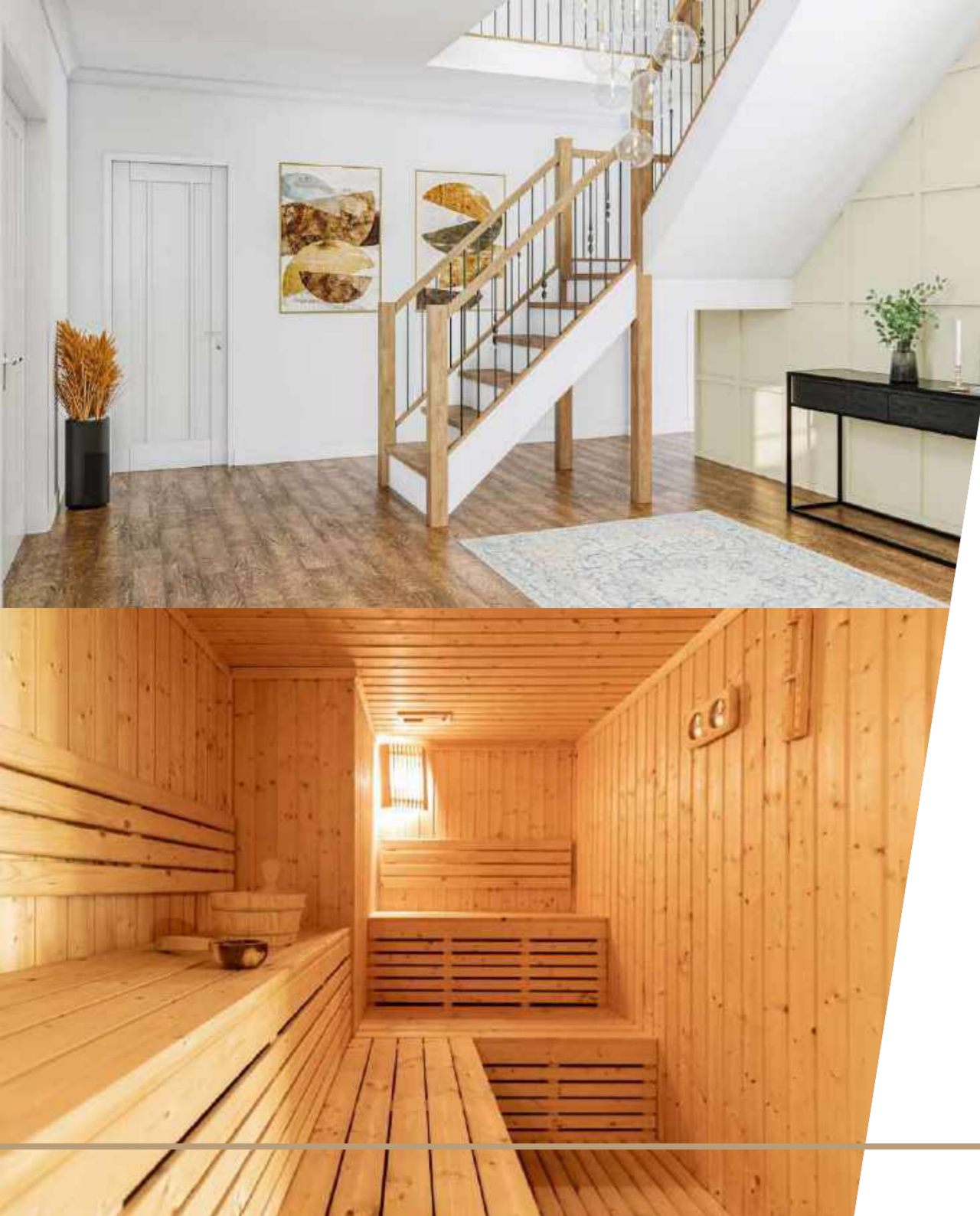


Glenaspit, Patrick Road, St Johns, Isle of Man

Glenaspit is a handsome country manor house estate dating from circa 1800, commanding a private, elevated location, affording expansive views to the hills and surrounding countryside. The property is being sympathetically renovated by professionals to appeal to a discerning buyer. Approached by a long private gated drive winding through mature woodland and formal gardens, Glenaspit comprises a main family home arranged over three storeys, an excellently refurbished two bedroom coach house arranged in a bungalow style layout above the workshop and garage, and paddocks with stables for four horses and a tack room, plus a garage / workshop area. The property benefits from services including mains water, electrics, oil fired central heating and private drainage.

Summary

- Porch and Entrance reception area
- Cloak & Boot room
- Luggage room
- 4 reception rooms including impressive drawing room 30ft x 20ft
- Large Living Kitchen area opening out onto the patio garden
- Lower Ground Floor Guest suite
- Lower Ground Floor Leisure Suite including gym, sauna and cinema room
- 6 principal bedrooms, including large master bedroom with private patio
- 5 bathrooms (3 ensuite)
- Extensive stone flagged patio and firepit area enjoying southerly views across formal grounds, paddocks, woodland and countryside beyond. Possibility to install tennis courts or outdoor swimming pool
- Extensive mature formal grounds surrounding the property with carriageway driveway, electrically operated gates
- Separate, elegantly renovated coach house set across 2 floors
- Garaging / workshops and stables



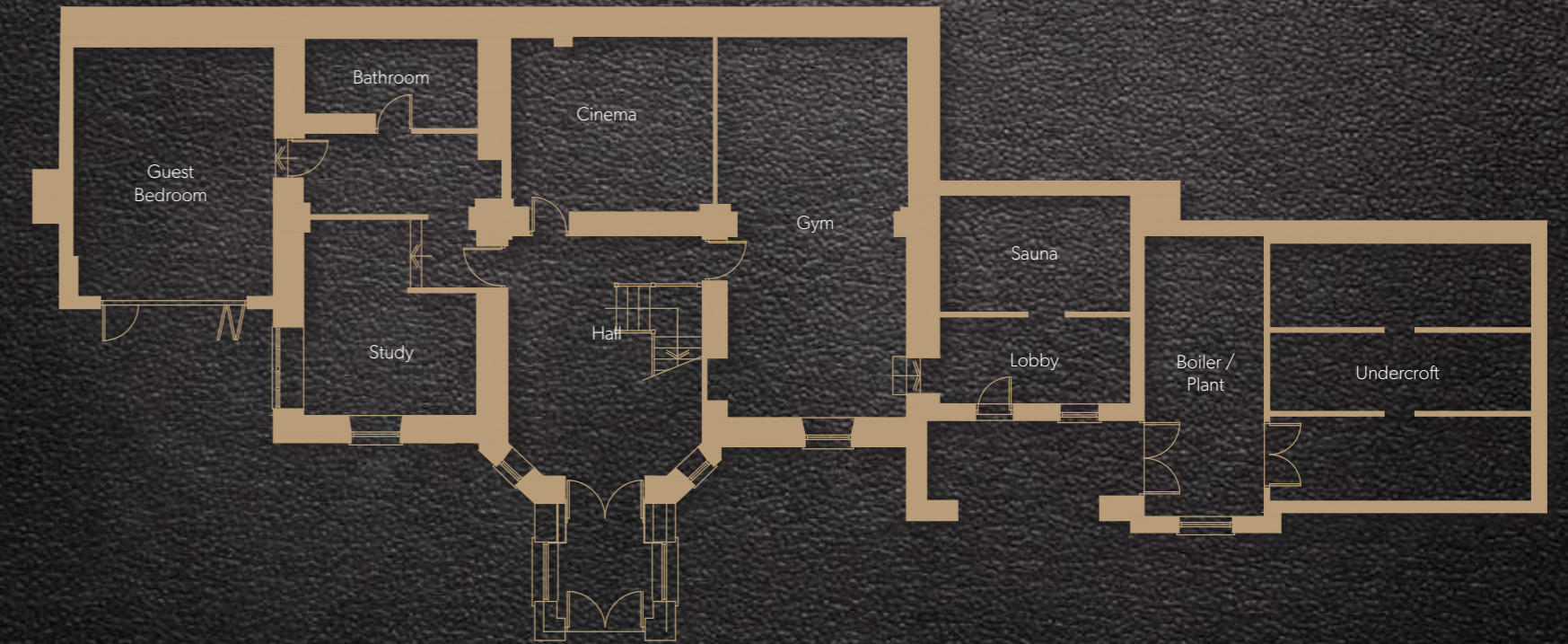
Lower Ground Floor

Regarded as one of the most iconic properties in the local area, Glenaspit dates back to the early 1800's.

The current owners are renovating and extending the property to maintain its traditional style whilst also bringing the interiors up to date. They have thoughtfully refurbished the building, creating spaces which have the option of being used in a variety of ways.

The building is entered via a spectacular porch and entrance hall on the lower ground floor, from where a colonial style oak staircase winds its way upwards through to the first floor.

The lower ground floor houses a leisure suite which could comprise of a gym or games room and a sauna and lobby with direct access to the gardens. There is the option of a cinema room, with civil works in place for either a bar area or additional utility room, depending on what is preferred. In the eastern wing there is a large guest bedroom and adjoining bathroom, as well as a study or additional bedroom with direct access to the gardens.



Lower Ground Floor

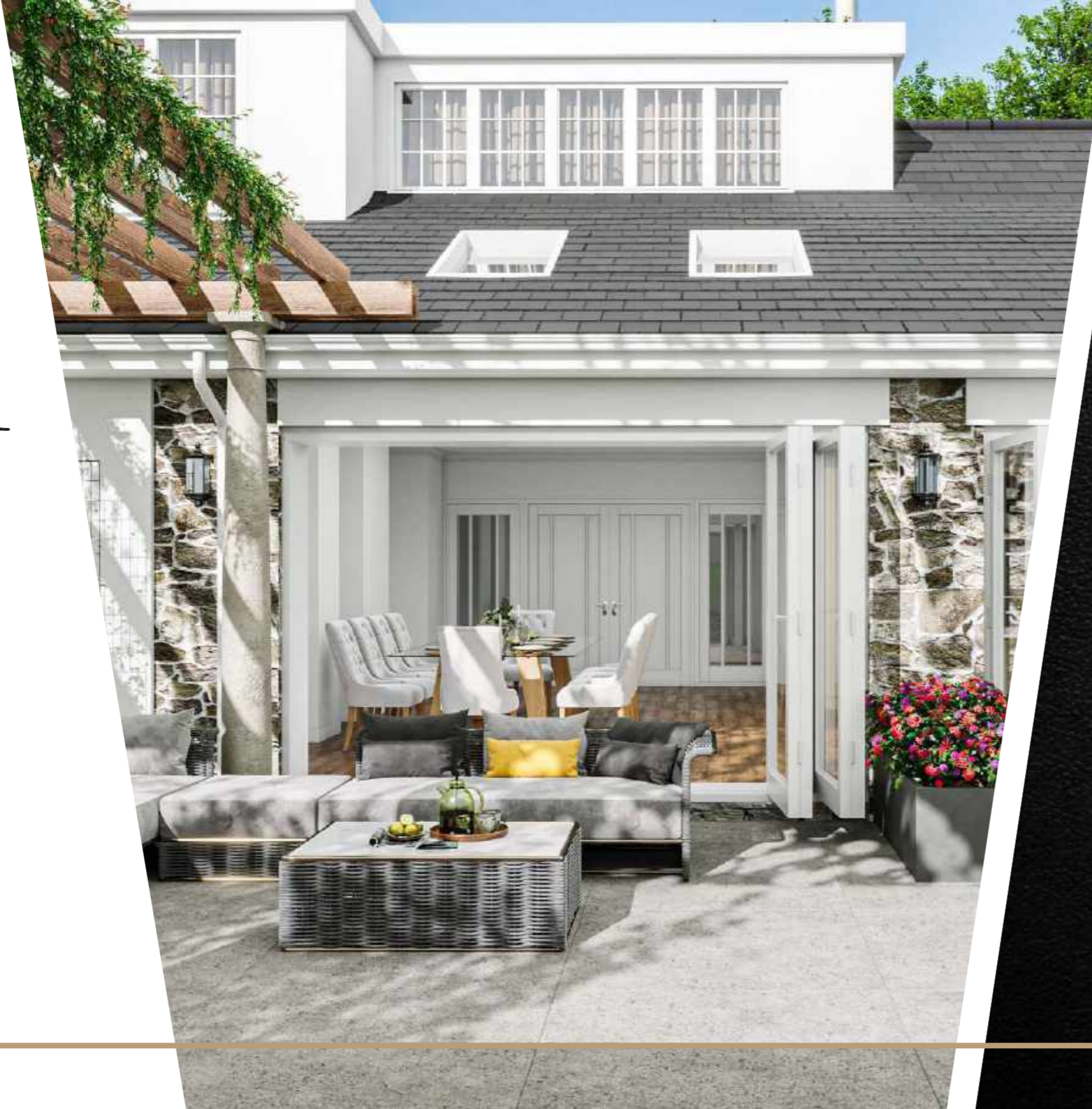
Guest Bedroom	4405 mm x 5548 mm	Hall	4371 mm x 5403 mm
Bathroom	3755 mm x 1968 mm	Gym	4009 mm x 8495 mm
Study	3690 mm x 4407 mm	Sauna	4260 mm x 4628 mm
Cinema	4499 mm x 3881 mm		



Ground Floor

The ground floor has been designed to reconcile the tasteful garden patios with their adjacent interiors.

From the impressive kitchen-diner and its bi-fold wall through to the formidable drawing room, flanked on two sides by beautiful French doors, through to the west wing containing two bedrooms including the vast master bedroom with its private patio and ensuite, Glenaspit lifestyle is all about bringing the outdoors in. But when a cosy retreat is the order of the day, this versatile home offers refuge in the form of a secluded dining room and nearby snug. Practicality has been a major consideration from the outset of the design, with the inclusion of a luggage room, boot room and large utility / laundry room on the ground floor. The flooring throughout the main areas is a combination of light oak and high quality porcelain tiling. With a large utility/ laundry room adjacent to the kitchen diner as well as a cloak and boot room, Glenaspit holds the perfect balance between practicality and exquisite country living.



Ground Floor

Kitchen / Dining	9417 mm x 7415 mm	Living Room	10075 mm x 6210 mm
Snug	3940 mm x 3865 mm	Bathroom	2641 mm x 2430 mm
Utility	4460 mm x 3213 mm	Bedroom	4340 mm x 4643 mm
Music Room	4295 mm x 4227 mm	Principal Bedroom	5965 mm x 5950 mm







First Floor

To the first floor there are four further bedrooms, one of them en-suite and a large family bathroom enjoying the full aspect of the estate. Sanitary ware is a tasteful balance of high quality, modern and traditional fittings with bespoke tiling.

The property has been fully modernised and is serviced with mains water, electricity and private drainage. Oil fired central heating and underfloor heating have been fitted throughout the main house.



First Floor

Bedroom 4	3935 mm x 4280 mm	Family Bathroom	3970 mm x 2546 mm
Ensuite	3935 mm x 1955 mm	Dressing Room	3970 mm x 2224 mm
Bedroom 5	4382 mm x 3381 mm	Bedroom 6	4460 mm x 3825 mm



Coach House and Grounds

The estate of Glenaspit is approached through a set of electrically operated wrought iron gates, opening out onto a tree-lined driveway which meanders through the extensive grounds and splits three ways to lead to the stables, coach house and main family home and grounds.

The coach house is self-contained separate dwelling, recently refurbished, consisting of an entrance porch, large dining area, kitchen, large living room, 2 bedrooms, a bathroom and a separate cloakroom across one level. Below this floor are the garages and workshop. Apart from the obvious use for family members and guests, the Coach House lends itself ideally to Staff/Estate Manager accommodation.

The impressive undulating grounds lead to formal landscaped gardens, patio and firepit areas, fields, paddock and woodland, with a potential to create leisure facilities such as a swimming pool and tennis court to suit. The total land size is 9 acres, with views extending across the countryside as far as the eye can see.



Bedroom 1 7010 mm x 3810 mm

Bedroom 2 3480 mm x 3657 mm

Bath 2438 mm x 2692 mm

Kitchen 2972 mm x 4013 mm

Dining Area 7010 mm x 4419 mm

Sitting Room 4368 mm x 7772 mm





Douglas Office
31 Victoria Street, Douglas, Isle of Man IM1 2SE, British Isles
General Enquiries: +44 (0)1624 623778
Email douglas@chrystals.co.im
www.chrystals.co.im



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.

Directions

From Douglas head west through the villages of Glen Vine and Crosby to St Johns. Bear left opposite Tynwald Hill into Station Road. Follow along taking the first right turn into Patrick Road. Continue over the bridge and follow the road for approximately one mile. The property is located on the left hand side and approached along a secluded sweeping driveway with gated entrance.

