



Arragon Mooar, Old Castletown Road, Santon, IM4 1HB

The Isle of Man's Most Distinctive & Unique Estate, at the Heart of Which Sits a Unique 23,000sq/ft English Country House Respecting Classic Palladian Architecture With a Number of Outbuildings/Cottages.

£15,000,000

Property Overview

Property Type	Detached
Receptions	5
Bedrooms	6
En-Suites	6

Property Details

Property Type	Detached	Cloakrooms	3
Receptions	5	Front Garden	Landscaped
Bedrooms	6	Rear Garden	Landscaped
En-Suites	6		Off Road Parking
		Garage	
			Approx. 70 Acres
		Outside Space	



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Property Description

With a south facing coastal location in the Isle of Man, the UNESCO Biosphere, Arragon Mooar is a unique building combining classic Palladian architecture with elliptical shapes. Spanning an expansive 23,000sq/ft, this property's distinctive design and impeccable craftsmanship sets it apart as one of the British Isle's finest estates.

It was conceived by renowned inventor Dr John C. Taylor OBE and crafted to his exacting standards. The property boasts an elliptical central atrium with a galleried first floor connected by a cantilever staircase, glass lift and even a secret staircase.

A 360-degree roof terrace, overlooking the parterre garden, orangery, rockery and pond, provides sweeping views of a Neolithic Stone Circle and the Irish Sea to Snowdon in the south. Then, over the ASSI Santon river valley to farmland and heath of the Manx countryside from the Calf Island to hills at North Barrule. The central atrium rises to over 32 feet with a bespoke stone floor that evokes a dahlia flower when viewed from above.

Each of the six en-suite bedrooms is uniquely designed, alongside an elliptical drawing room, dining room, library and cosy TV snug. The stylish kitchen/breakfast room is complemented by glass and bottle pantries. The property includes practical features such as an upper floor laundry room, boot/utility room, CAT5 cabling and dedicated cloakrooms for both guests and the owner. Currently laid out as a private suite of three offices, other rooms off the main atrium offer work areas.

Arragon Mooar house also has a lower atrium, with a function suite served by a catering kitchen. Plus, a secure three-room exhibition space, (which also could be used as a gym suite), and a photographic studio/cinema. Outside, formal gardens feature a classic English parterre, under which an eight-car garage sits discreetly hidden also giving disabled access.

A detailed measured survey has been carried out and CGI imagery produced to provide the potential purchaser with guidance on what can be created at the property, subject to necessary permissions.

Arragon Mooar is a secluded haven with total privacy, accessed via its two private picturesque north and south drives. Within its 70 acres, the estate includes three impeccable cottages, most of which have en-suite bathrooms and extensive land. Situated near the village of Ballasalla and just minutes from the Isle of Man Airport, Arragon Mooar enjoys both tranquility and accessibility. The Isle of Man, a self-governing Crown Dependency, with no capital taxes whatsoever is characterised by its stunning natural beauty, thriving economy, and the only UNESCO Biosphere Reserve status for an entire nation. The Island is famed for its high quality of life with exceptional healthcare, education, low tax regime and dark-sky stargazing sites.





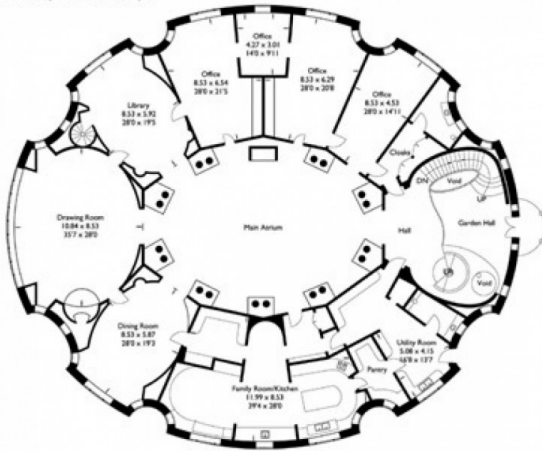




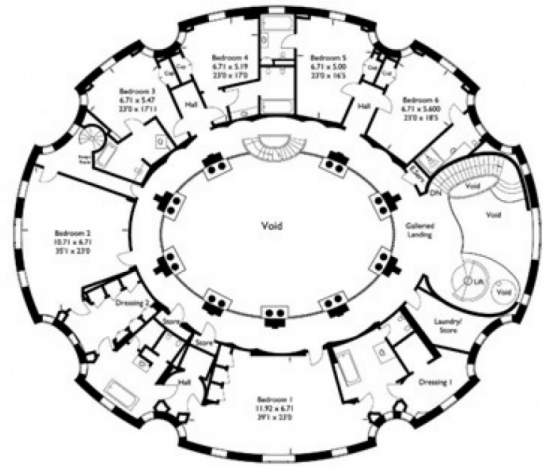
ARRAGON MOOAR

Approximate Gross Internal Area : 2117.47 sq m / 22792.26 sq ft
Carport : 31.65 sq m / 340.67 sq ft
Total : 2149.12 sq m / 23132.94 sq ft

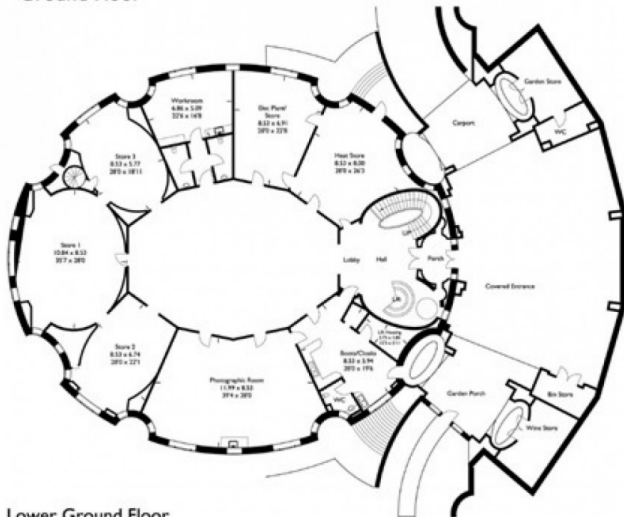
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Where necessary, dimensions are given to the nearest millimetre and are approximate and not responsible in a claim for any error.



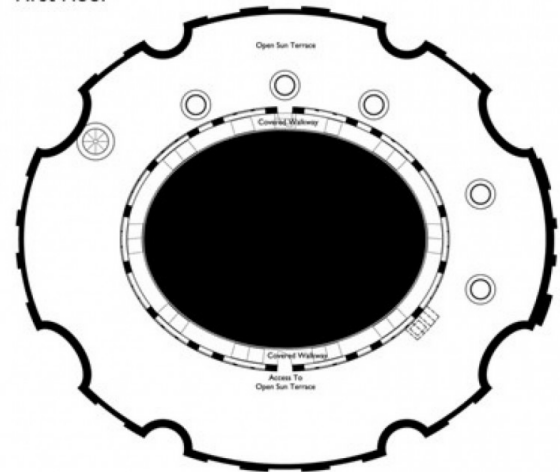
Ground Floor



First Floor



Lower Ground Floor



Second Floor

ARRAGON MOOAR

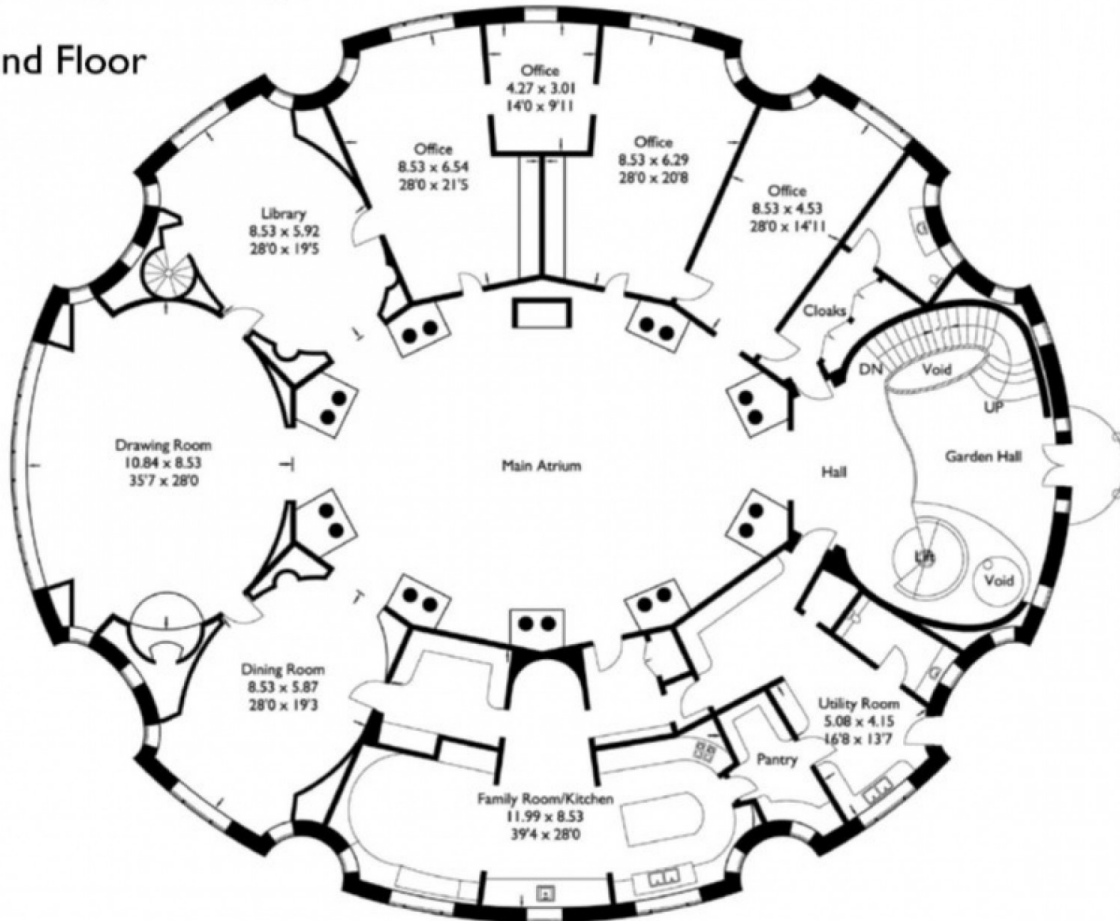
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Ground Floor

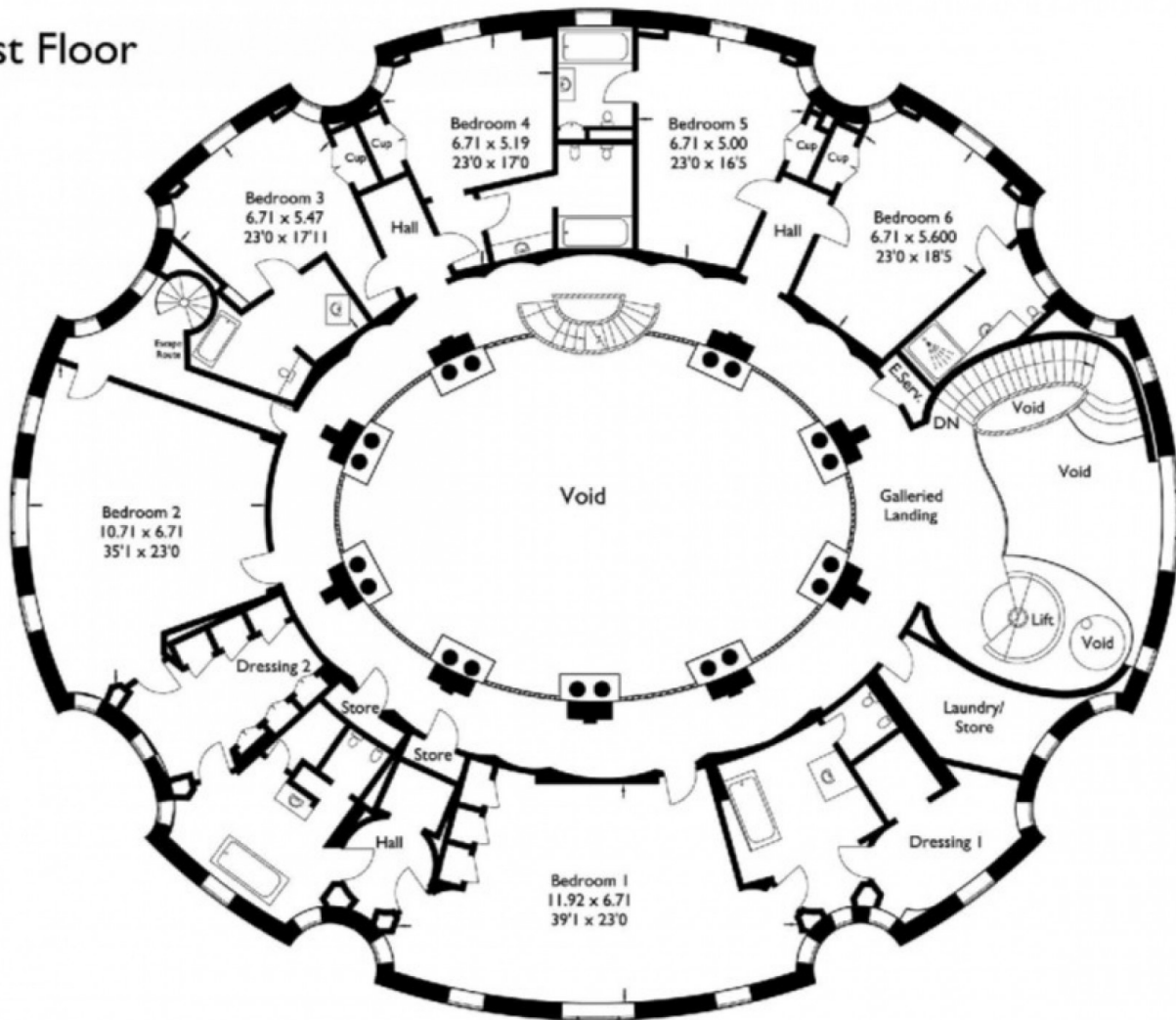


Lower Ground Floor

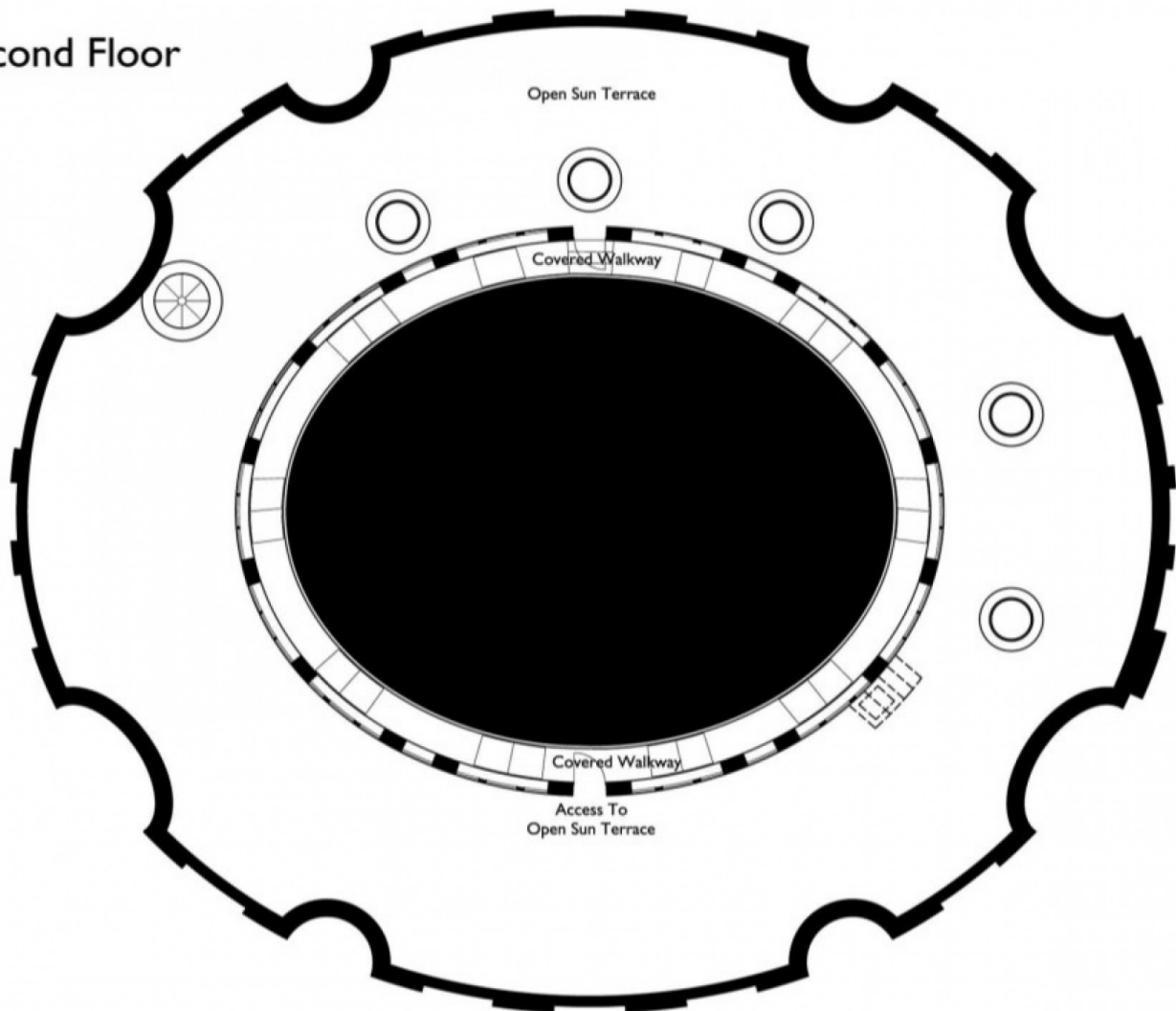
Architectural floor plan of the Lower Ground Floor of the National Maritime Museum. The plan shows a central circular area surrounded by various rooms and service areas. Rooms include Store 1, Store 2, Store 3, Workroom, Elec Plant/Store, Heat Store, Photographic Room, Boots/Cloaks, Lift, Lobby, Hall, Porch, Garden Store, VWC, Bin Store, Wine Store, and Garden Porch. Dimensions are provided for most rooms in both metric and imperial units.

Room Name	Dimensions (Metric)	Dimensions (Imperial)
Store 1	10.84 x 8.53	35'7" x 28'0"
Store 2	8.53 x 6.74	28'0" x 22'1"
Store 3	8.53 x 5.77	28'0" x 18'11"
Workroom	6.86 x 5.09	22'6" x 16'8"
Elec Plant/Store	8.53 x 6.91	28'0" x 22'8"
Heat Store	8.53 x 8.00	28'0" x 26'3"
Photographic Room	11.99 x 8.53	39'4" x 28'0"
Boots/Cloaks	8.53 x 5.94	28'0" x 19'6"
Lift	3.73 x 1.85	12'3" x 5'11"
Lift Housing	3.73 x 1.85	12'3" x 5'11"
Garden Store	-	-
VWC	-	-
Bin Store	-	-
Wine Store	-	-

First Floor



Second Floor



ARRAGON MOOAR COTTAGES

Approximate Gross Internal Area : 522.15 sq m / 5620.37 sq ft

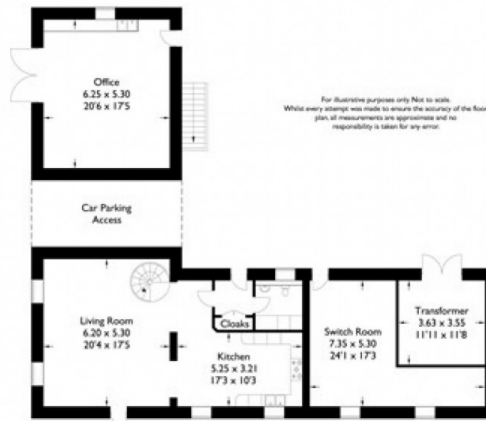
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First Floor



Ground Floor



Ground Floor

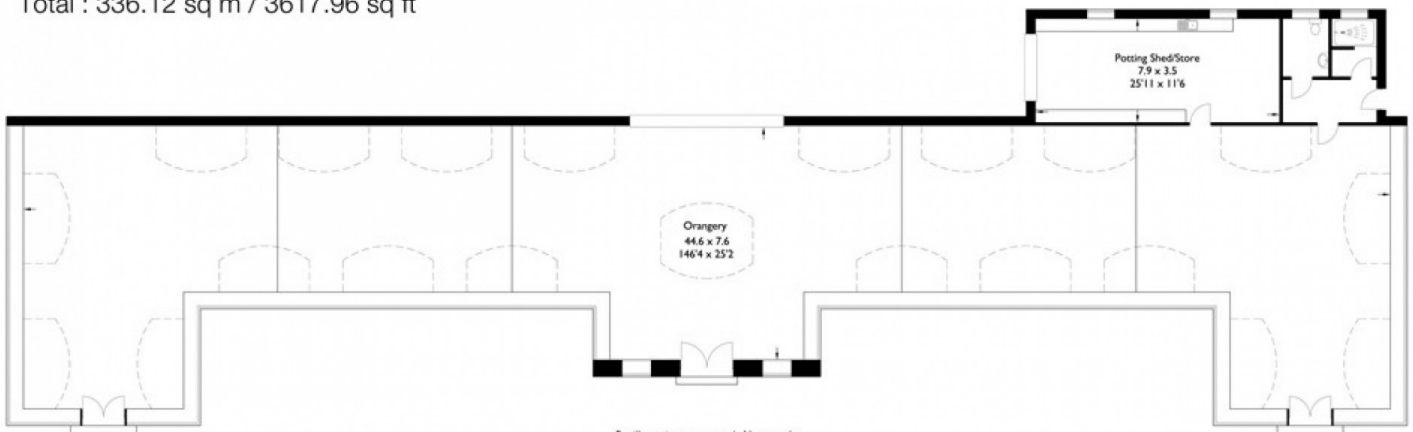


First Floor

ARRAGON MOOAR-ORANGERY

Approximate Gross Internal Area : 336.12 sq m / 3617.96 sq ft

Total : 336.12 sq m / 3617.96 sq ft



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