



High Bank, Knock Froy Road, Santon, IM4 1JD

An Immaculately Refurbished 4 Bed Country Residence Set in a Prime Semi-Rural Location With Grounds Extending to Approx. 6.5 Acres. Picturesque Views. Landscaped Gardens. Detached Outbuilding With Workshops, a Games Room & Attached Single Garage. 2 Integral Double Garages. Detached Warehouse Unit.

£2,475,000

Property Overview

Property Type	Detached
Receptions	4
Bedrooms	4
En-Suites	5

Property Details

Property Type	Detached	Cloakrooms	2
Receptions	4	Heating	Gas Fired Central Heating
Bedrooms	4		uPVC Double Glazed
En-Suites	5	Windows	
		Front Garden	Lawned
		Rear Garden	Landscaped
		Garage	2 Integral Double Garages
		Acreage	Approx. 6.5 Acres



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Property Description

An Immaculately Refurbished Country Residence in a Prime Semi-Rural Location

High Bank is a beautifully presented detached residence, nestled in the sought-after area of Santon, enjoying an elevated position along the peaceful and picturesque Knock Froy Road. The property has undergone an extensive and meticulous refurbishment, both inside and out, transforming it into a stylish and contemporary home.

Set within generous, landscaped grounds, High Bank offers a perfect blend of privacy and convenience, with far-reaching countryside and distant sea views and easy access to Douglas, Castletown and Ronaldsway Airport.

Internally, the property boasts spacious and light-filled accommodation, finished to a high standard throughout. The ground floor features a welcoming entrance hall, elegant living spaces, and a stunning open-plan kitchen/dining area – perfect for modern family living and entertaining. Every detail has been thoughtfully considered, from high-quality flooring and bespoke fittings to the sleek, modern kitchen and luxury bathrooms.

Upstairs, the bedrooms are all well-proportioned, with the large principal suite benefiting from beautiful views, a lounge/gym, his and her dressing rooms and bathrooms.

Externally, the refurbishment continues with newly landscaped gardens, newly constructed garden room 'The Braai House' and upgraded external finishes that elevate the overall presentation of the home. 2 Large double garages with epoxy flooring and a single garage, all of which have been fitted with new Hörmann garage doors at the end of July 2025. A detached warehouse/storage unit and a detached outbuilding with workshops, a games room and ample parking complete this exceptional residence.

Key Features:

- Extensively refurbished detached home set in a desirable semi-rural location
- Fitted in late 2019 with a Philip Charles kitchen
- Immaculate interiors with contemporary styling throughout
- Spacious living areas and luxury finishes
- Beautifully landscaped gardens and upgraded exterior
- 2 Double garages and generous driveway
- Conveniently located for Douglas, Castletown and Ronaldsway Airport

High Bank presents a rare opportunity to acquire a turn-key property in one of the Isle of Man's most desirable locations. Early viewing is highly recommended.

Accommodation

Ground Floor

- Entrance Vestibule
- Entrance Hallway (approx. 19'0 x 16'9)
- Cloakroom
- Downstairs W.C.
- Sitting Room (approx. 19'0 x 16'1)
- Study (approx. 16'3 x 11'6)
- Lounge (approx. 25'0 x 19'0)
- Philip Charles Kitchen/Breakfast Room (approx. 23'7 x 19'0)
- Snug (approx. 19'4 x 12'10)
- Utility Room (approx. 33'2 x 7'7)
- Boiler Room (approx. 15'1 x 6'3)
- W.C.

First Floor

- Landing (approx. 16'9 x 13'1)
- Bedroom 1 (approx. 24'11 x 19'4)
- Lounge/Gym Area (approx. 19'4 x 12'10)
- Dressing Room 1 (approx. 9'5 x 7'5)
- Dressing Room 2 (approx. 14'7 x 7'5)
- En-Suite Bathroom (approx. 11'7 x 9'11)
- En-Suite Shower Room (approx. 9'9 x 6'8)
- Bedroom 2 (approx. 16'1 x 10'10)
- Walk-in Wardrobe (approx. 8'6 max x 7'10)
- En-Suite Shower Room (approx. 9'0 max x 7'0)
- Bedroom 3 (approx. 16'1 x 10'10)
- Walk-in Wardrobe (approx. 8'6 max x 7'10)
- En-Suite Shower Room (approx. 9'5 max x 7'0)
- Bedroom 4 (approx. 16'1 x 14'9)
- En-Suite Bathroom (approx. 6'1 x 7'7)

Outside

The property is approached along a private driveway accessed through Manx stone pillars with wrought iron decorative gates. Lawned garden with hedged boundaries. The tarmac driveway is flanked by period style lamp posts. The house is surrounded by well maintained gardens and fields.

To the front of the property there are turning circles and a paved pathway leading to the front door. Lawned gardens

surround the rear, leading to the fields beyond.

Integral Double Garage (approx. 19'8 x 19'0)

Newly fitted in July 2025 with a Hörmann garage door. Opening into:

Integral Double Garage (approx. 19'8 x 19'0)

Newly fitted in July 2025 with a Hörmann garage door.

Detached Outbuilding/Games Room (approx. 48'0 x 21'0)

Electric door. Three windows. Rear access. Door into:

Workshop Room

Two dual aspect windows. Door into:

Attached Single Garage

Newly fitted in July 2025 with a Hörmann garage door. Two dual aspect windows.

Warehouse/Storage Unit (approx. 39'10 x 26'2)**Services**

Septic tank. Oil fired central heating. Underfloor heating throughout. uPVC double glazed throughout.

Rates

Isle of Man Government Treasury: £2,401.28 (2025/26).

Directions

Travelling from the top of Richmond Hill, turn left opposite the turning to Mount Murray and follow the lane round to the private gates of Knock Froy.



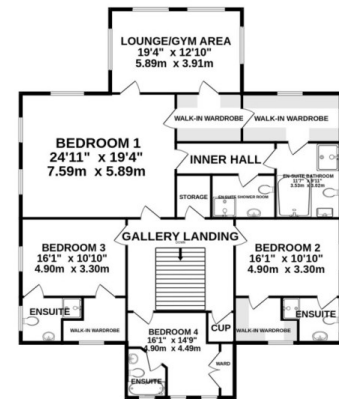
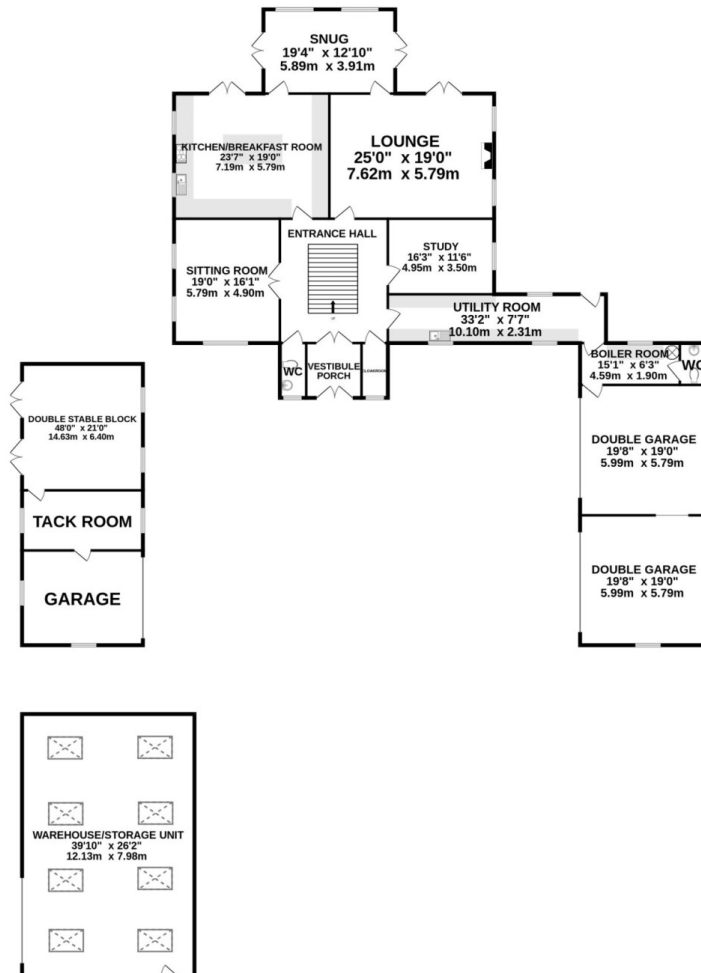








1ST FLOOR
2237 sq.ft. (207.8 sq.m.) approx.



TOTAL FLOOR AREA : 7313 sq.ft. (679.4 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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