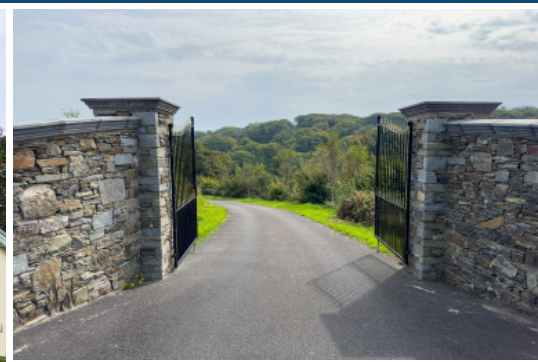




## Coach House, Old Castletown Road, Crogga, Santon, IM4 1EB

Approx. 7,500sq/ft Executive Detached Manx Stone Residence. Approx. 27 Acres of Private Woodlands. Abundance of Unique & Characterful Features. Countryside & Sea Views. Outbuildings Providing Further Accommodation.

~~£3,350,000~~ **£2,999,950**

### Property Overview

| Property Type | Detached |
|---------------|----------|
| Receptions    | 4        |
| Bedrooms      | 7        |
| Bathrooms     | 3        |
| En-Suites     | 3        |

## Property Details

|               |                 |              |                                      |
|---------------|-----------------|--------------|--------------------------------------|
| Property Type | <b>Detached</b> | Cloakrooms   | <b>3</b>                             |
| Receptions    | <b>4</b>        | Heating      | <b>Oil Fired<br/>Central Heating</b> |
| Bedrooms      | <b>7</b>        | Front Garden | <b>Landscaped</b>                    |
| Bathrooms     | <b>3</b>        | Rear Garden  | <b>Patio Garden</b>                  |
| En-Suites     | <b>3</b>        | Garage       | <b>Integral Double</b>               |
|               |                 | Acreage      | <b>Approx. 27<br/>Acres</b>          |



**Orry-James Creane**

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## Property Description

### Agents Comments

Cowley Groves are pleased to present The Coach House in Crogga; a beautifully restored, renovated and extended former coach house which extends to approx. 7,500sq/ft and benefits from approx. 27 acres of private woodland. The property is separated into two dwellings - the main house consists of 5 large bedrooms and the guest house comprises of two apartments which provide further accommodation and the potential to be combined into one residence.

Situated in Port Soderick, the property is well located within close proximity to central Douglas and Ronaldsway Airport.

The property is accessed from a long private driveway off the Old Castletown Road, within a setting which cannot be viewed from the main road. The Isle of Man Steam Railway passes through the private grounds and provides further character to this magnificent residence.

To arrange a viewing of The Coach House, please call Orry-James Creane on 01624 625888 (option 1) or email [ojcreane@cowleygroves.com](mailto:ojcreane@cowleygroves.com).

### Accommodation

#### Ground Floor

- Double Height Entrance Hallway (approx. 27'0 max x 12'0)
- Lobby/Snug Area (approx. 12'0 x 8'1)
- Cloakroom W.C. (approx. 8'0 x 3'1)
- Lounge (approx. 20'1 x 19'0 max)
- Dining Room (approx. 17'0 x 16'1)
- Study (approx. 16'1 x 8'0)
- Family Room (approx. 16'1 x 15'0)
- Kitchen/Diner (approx. 29'1 max x 15'0)
- Utility Room (approx. 16'11 x 5'0)
- W.C. (approx. 5'0 x 4'0)
- Dog/Boot Room (approx. 11'1 x 5'0)
- Store (approx. 6'10 x 4'5)
- W.C. (approx. 6'10 x 5'7)

**First Floor**

- Landing
- Utility Area
- Bedroom 1 (approx. 21'0 x 15'0)
- Sun Terrace (approx. 11'6 x 8'2)
- Walk-in Dressing Room (approx. 14'6 x 5'0)
- En-Suite Shower Room (approx. 16'1 x 8'0)
- Bedroom 2 (approx. 23'10 max x 15'0)
- En-Suite Shower Room (approx. 11'4 x 6'7)
- Bedroom 3 (approx. 17'0 x 16'1)
- Bedroom 4 (approx. 20'1 max x 19'0)
- En-Suite Shower Room (approx. 6'10 x 5'1)
- Bedroom 5 (approx. 16'2 max x 11'0)
- Family Bathroom (approx. 7'2 x 5'0)
- Large Walk-in Storage Cupboard (approx. 16'1 x 3'1)

**THE GRANARY****Ground Floor**

Tenant in situ, currently achieving £750.00PCM.

- Entrance Hall
- Lounge (approx. 15'10 x 15'0)
- Kitchen (approx. 12'7 x 10'0)
- Sun Room (approx. 12'7 x 10'0)
- Bedroom (approx. 14'4 x 10'9)
- Bathroom (approx. 8'3 x 6'9)

**First Floor**

Tenant in situ, currently achieving £925.00PCM. Accessed via an external staircase. Door into:

- Study (approx. 10'0 x 7'9)
- Lounge (approx. 15'10 x 15'0)
- Kitchen/Diner (approx. 17'0 x 15'10)
- Bedroom (approx. 9'1 x 8'10)
- Bathroom (approx. 10'0 x 6'2)

**Outside**

To the front of the property there is large driveway and turning circle providing views of surrounding lands and ample space for parking. To the rear of the property there is a large patio and decked area providing protected outdoor space ideal for entertaining

**Integral Double Garage (approx. 23'10 x 15'0)****Services**

Oil fired central heating.

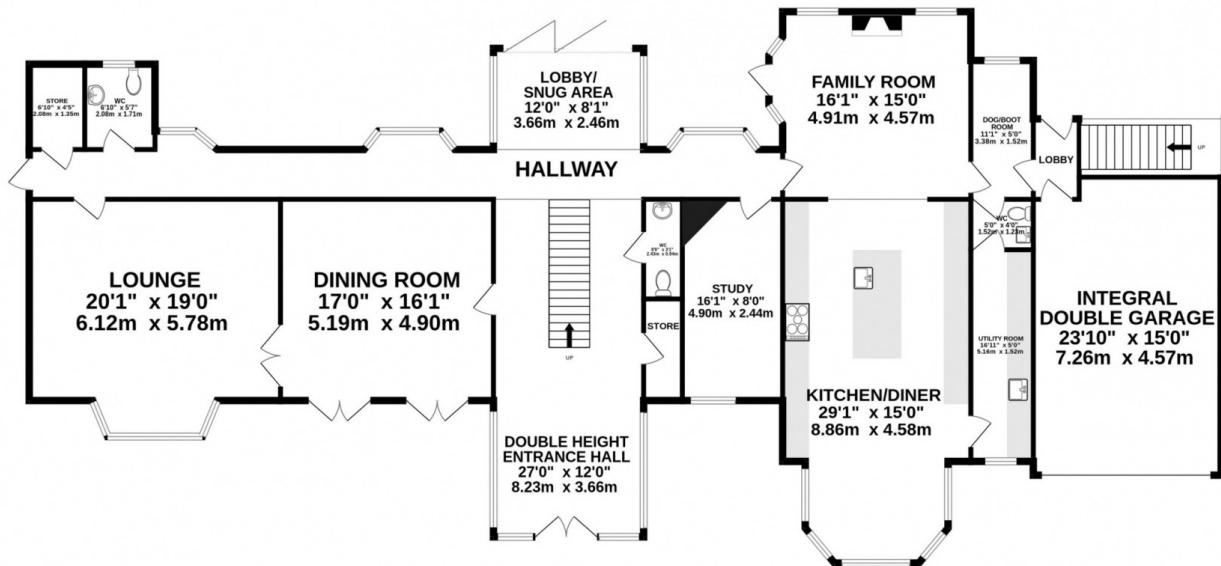




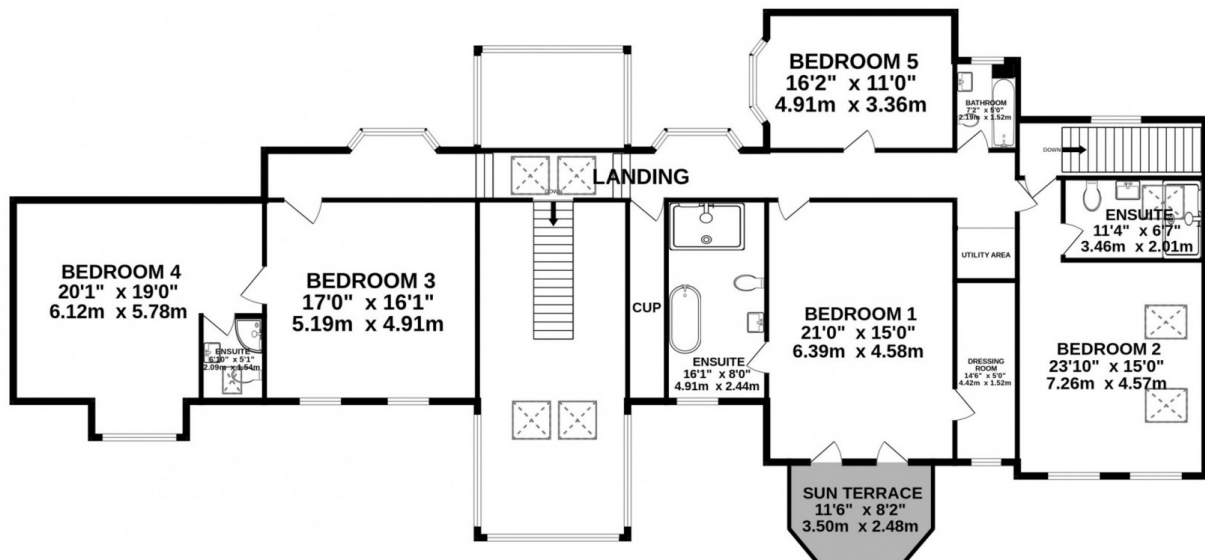




**GROUND FLOOR**  
2766 sq.ft. (257.0 sq.m.) approx.



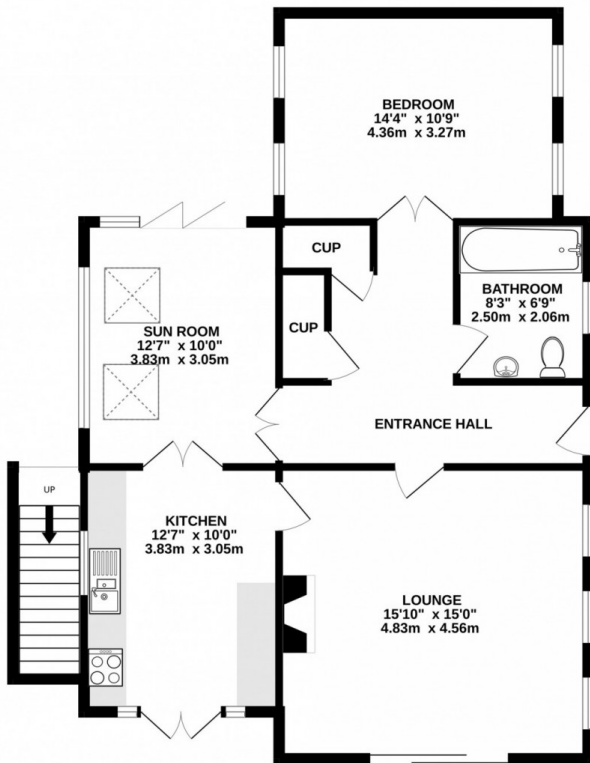
**1ST FLOOR**  
2527 sq.ft. (234.8 sq.m.) approx.



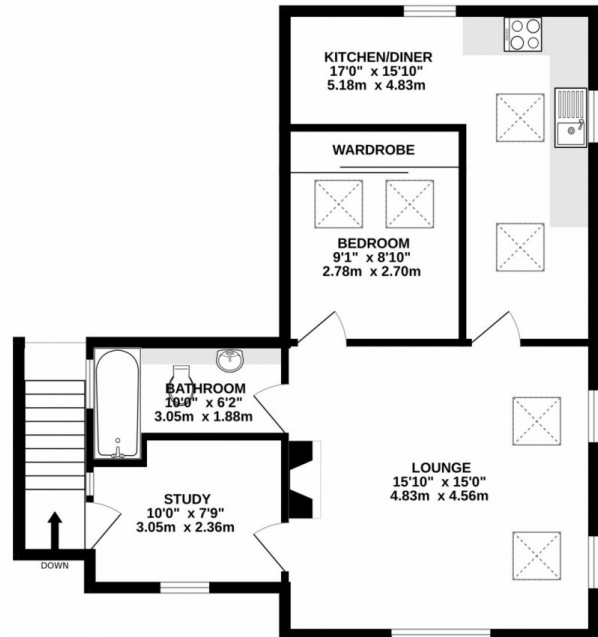
TOTAL FLOOR AREA : 5293 sq.ft. (491.8 sq.m.) approx.

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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**GROUND FLOOR**  
875 sq.ft. (81.3 sq.m.) approx.



**1ST FLOOR**  
666 sq.ft. (61.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1541 sq.ft. (143.2 sq.m.) approx.**

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