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Glenaspet, Patrick Road, St. Johns, IM4 3BP  
**Asking Price £4,950,000**



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Glenaspit is a handsome country manor house estate dating circa 1800, with a commanding presence, private elevated location of circa 9 acres, with expansive views to the hills and surrounding countryside. The property has been completely and sympathetically renovated, partially dressed to "Show Home" finish, making the ideal family base in a wonderfully safe rural setting. Approached by a long private gated drive winding through mature woodland and formal gardens. Glenaspit comprises a main family home arranged over three storeys, with four reception areas, six bedrooms, five bathrooms, study and leisure area with cinema room, gymnasium/games room, sauna and shower. There is a fully renovated two bedroom coach house arranged in a bungalow style layout, above the workshop, stables and stores. There is a garage block and additional stone built store/garage, formal gardens, paddocks with further stables for four horses and a tack room, firepit for outdoor cooking, summerhouse and outdoor decked area, complimented by extensive patio terrace. The property benefits from underfloor heating of the principal residence throughout. A personal inspection is recommended to fully appreciate the tranquillity of this unique rural idyll.



## LOCATION

From Douglas head west through the villages to St Johns. Bear left opposite Tynwald Hill into Station Road. Follow along taking the first right turn over the bridge onto the Patrick Road. Continue along for approximately 1 mile and the property is located on the left hand side and approached along a secluded sweeping driveway with gated entrance.

## LOWER GROUND FLOOR SPECTACULAR ENTRANCE PORCH

Double panelled oak entrance doors with leaded glass half moon lights to each door with triangular fanlight over. Vaulted ceiling. Pattern tile floor in mosaic with slate grey tile edging.

## ENTRANCE HALL

17' 9" x 14' 4" (5.403m x 4.371m)

Handsome herringbone pattern plank flooring. Panelled Walls. Impressive Colonial style custom made staircase with Oak newels, treads and black metal spindles to upper ground and first floor levels with galleried landings. Vaulted ceiling with drop feature light from the upper level.

## UPPER GROUND FLOOR

### CLOAKROOM/WC

Large floor tiles by Pamesa Ceramica. Twin vanity wash basins with twin mirrors above. Vitro Low level WC.

## MUSIC ROOM/UPPER ENTRANCE

### HALL

14' 1" x 13' 10" (4.295m x 4.227m)

Pamesa Ceramica floor tiles. Wall light point. uPVC glazed door to rear garden. Square opening to:-

### KITCHEN/DINER

30' 11" x 24' 4" (9.417m x 7.415m)

Showpiece bespoke Sheraton kitchen units in Oyster Grey and Sand Oak finish. Central island with four seat breakfast bar, Dekton marble effect worktop finishes incorporating sink with electric Quooker tap. Neff Induction hob and downdraft extractor hood. Further Neff appliances with hide and slide single Pyrolytic oven, steam oven, microwave and coffee maker, all with Wi-Fi connectivity. Integrated fridge and freezer, integrated full size and mini size dishwashers. Main kitchen sink with pull-out tap. Pamesa Ceramica large floor tiles. Four automated Velux roof light openings, four sets of bifold UPVC doors leading to extensive patio and rear South facing garden.

### SNUG

12' 11" x 12' 8" (3.94m x 3.865m)

Dual aspect room, views over the front paddock to the hills. Pamesa Ceramica large floor tiles.

### UTILITY

14' 8" x 10' 6" (4.46m x 3.213m)

Complimenting the principal kitchen units with range of base and full height cupboards, worktops in Sensa-Graphite Grey with pencil

edge upstands, white goods include washing machine, dryer, two Neff freezers, wine cooler and wine racks. Pamesa Ceramica large floor tiles. Loft hatch.

### LOUNGE

33' 1" x 20' 4" (10.075m x 6.21m)

Glass panelled doors. Double aspect room with uPVC double glazed windows and doors to South facing garden. Contemporary style fire. Six wall light points. Engineered oak flooring.

### INNER HALL

12' 10" x 4' 7" (3.9m x 1.40m)

Built-in Storage cupboard/store 2.7mx 1.3m

### BEDROOM 2

14' 3" x 15' 3" (4.34m x 4.643m)

Views across front paddock to the hills. Two wall light points.

### ENSUITE SHOWER ROOM

Fully tiled walls and floor. Wall hung WC, vanity wash hand basin with drawers below. Mirrored cabinet. Wet room area with shower. Heated towel rail.

### INNER HALL

13' 1" x 7' 7" (4.0m x 2.3m)

Further storage/built-in wardrobes and cupboards.

### MASTER BEDROOM

19' 2" x 19' 0" (5.85m x 5.80m)

Double aspect room. uPVC double glazed doors onto South-facing decked area (plumbed for hot-tub). Two wall light points.

## ENSUITE BATHROOM

15' 5" x 7' 3" (4.70m x 2.20m)

Dansani Luna designed bathroom furniture with Minore custom made twin vanity wash hand basins with drawers below. Pamesa Ceramica square Pisa Gold Marble finish porcelain tile walls and tiled plank floor. Coalbrook Basin mixers. Geberit Aqua Tuma toilet with Whirlspray function, heated seat, extraction unit with warm air dryer. Victoria and Albert Amalfi freestanding tub. Heated towel rail. Twin oval wall mirrors.

## FIRST FLOOR- GALLERIED LANDING

Colonial style custom made staircase with oak newels, treads and black metal spindles.

## LANDING

### BEDROOM 4

12' 11" x 14' 1" (3.935m x 4.28m)

Dormer window with views to the South garden, paddock and hill beyond.

### ENSUITE SHOWER ROOM

Fully tiled walls and floor. Extractor fan. Velux roof light opening. Shower, vanity wash basin with drawers below and low level WC.

### BEDROOM 5

14' 5" x 11' 1" (4.382m x 3.381m)

Two wall light points. Built-in cupboard. Dormer window affording views over the South garden, paddock and hill beyond.

## FAMILY BATHROOM

Pamesa Ceramica tile walls and floor. Victoria and Albert tub with hand held shower, smart control shower mixer and rail. Dansani Luna Danish designed bathroom furniture, glass shower screen, low level WC. Heated towel radiator.

### BEDROOM 6

14' 8" x 12' 7" (4.46m x 3.825m)

Two wall light points. Dormer window with views over South Garden, paddock and hill beyond.

### DRESSING ROOM/STUDY

13' 0" x 7' 4" (3.970m x 2.224m)

Velux roof light.

## LOWER GROUND FLOOR

### INNER HALLWAY

Plank style tiled floor.

### GUEST BEDROOM

18' 2" x 14' 5" (5.548m x 4.405m)

uPVC bifold doors affording great views across the front garden, fenced paddock to the hills beyond.

### GUEST SHOWER ROOM

Shower, low level WC, vanity wave fronted wash hand basin, tiled walls and floor. Mirror.

### STUDY/OFFICE

12' 1" x 14' 6" (3.69m x 4.407m)

Dual aspect room views across front garden, paddock and hills beyond.

### CINEMA ROOM

14' 9" x 12' 9" (4.499m x 3.881m)

Framed recess for large screen and video/ audio system installation.

### GAMES ROOM

27' 10" x 13' 2" (8.495m x 4.009m)

### SAUNA & SHOWER ROOM

15' 2" x 14' 0" (4.628m x 4.260m)

Tiled floor. SaunaMed sauna and shower cabinet. Low level WC and vanity wash hand basin. Fully tiled walls and floor. Wall mirror. uPVC glazed door to flagged terrace overlooking front garden and fenced paddock.

## GARDENS

The property is approached through electric gated entry and accessed via a tarmac driveway, sweeping up through the trees adjacent to the front fenced paddock. An in/out gravelled driveway leads around an island lawn to the front entrance. A separate track leads to the detached stable block with four stables and a tack room. The gardens are lined by mature trees and shrubs providing an established park like setting. The rear garden is laid to gently sloping lawn with additional shrubs and steps up to illuminated sunken seating area, around a firepit for outdoor cooking. There is a detached summerhouse with kitchenette, shelves, wc, cloaks facilities, sink and tap.

The property has been dressed by Paradise & Gell, Peel and the furniture could also be purchased.

# COACH HOUSE

## **ENTRANCE HALL** 15' 9" x 9' 2" (4.8m x 2.8m)

uPVC double glazed with side lights. Carpeted floor. 2 radiators. LED downlights. Multiple plug sockets. 2 alcoves. Square opening to

## **DINING HALL** 13' 9" x 9' 6" (4.2m x 2.9m)

Carpeted floor. uPVC double glazed windows to side aspect. Radiator. LED downlights. Multiple plug sockets. Square opening to

## **KITCHEN** 12' 10" x 9' 6" (3.9m x 2.9m)

Excellent range of hand painted, solid wood fitted base, wall and drawer units. Wood effect worktops and splashback incorporating a 1 1/2 bowl stainless steel sink with mixer tap. Integrated appliances include Bosch dishwasher, fridge and freezer. AEG Electrolux range with double oven and grill with 4 ring hob with extractor above. Coved ceiling. Tiled floor. uPVC double glazed window to front aspect. Multiple plug sockets.

## **LOUNGE** 25' 7" x 14' 1" (7.8m x 4.3m)

Glass panelled door. Triple aspect with uPVC double glazed windows. Built-in shelving to one wall with cupboard below. 3 radiators. LED downlights. Wood burner with attractive stone hearth and surround.

## **CLOAKROOM** 7' 10" x 4' 11" (2.4m x 1.5m)

Modern white two piece suite comprising pedestal wash hand basin and WC. Part tiled walls. Chrome heated towel rail. LED downlights. uPVC double glazed window. Coved ceiling. Tiled floor.

## **BEDROOM 2** 11' 10" x 11' 2" (3.6m x 3.4m)

LED downlights. Carpeted floor. Multiple plug sockets. Loft hatch. Radiator. uPVC double glazed window to front aspect.

## **FAMILY BATHROOM**

Modern white suite comprising panelled bath with shower attachment, pedestal wash hand basin, WC and corner shower cubicle. Chrome heated towel rail. Tiled floor. Fully tiled walls. LED downlights. Extractor fan. uPVC double glazed window to rear aspect. Coved ceiling.

## **BEDROOM 1** 22' 4" x 13' 9" (6.8m x 4.2m)

Double aspect. uPVC double glazed windows. Carpeted floor. LED downlights. Radiator. Multiple plug sockets. Full height built-in wardrobes with shelving and hanging space to one wall.

## **OUTSIDE**

Gated Courtyard area with 2 arched openings to storage areas. Wooden door with area housing water pressure tank and Worcester oil fired central heating boiler to Coach House. 2 Stable doors leading to stables/ storage rooms. Stone built Garage: 5m x 3.5m

**TRIPLE GARAGING:** 10.1m X 6.1m. With electric sectional doors. Power and light.

## **SERVICES**

Mains water, electricity, private drainage, underfloor heating throughout the principal residence, pressurised hot water system, oil fired central heating boilers to both properties.

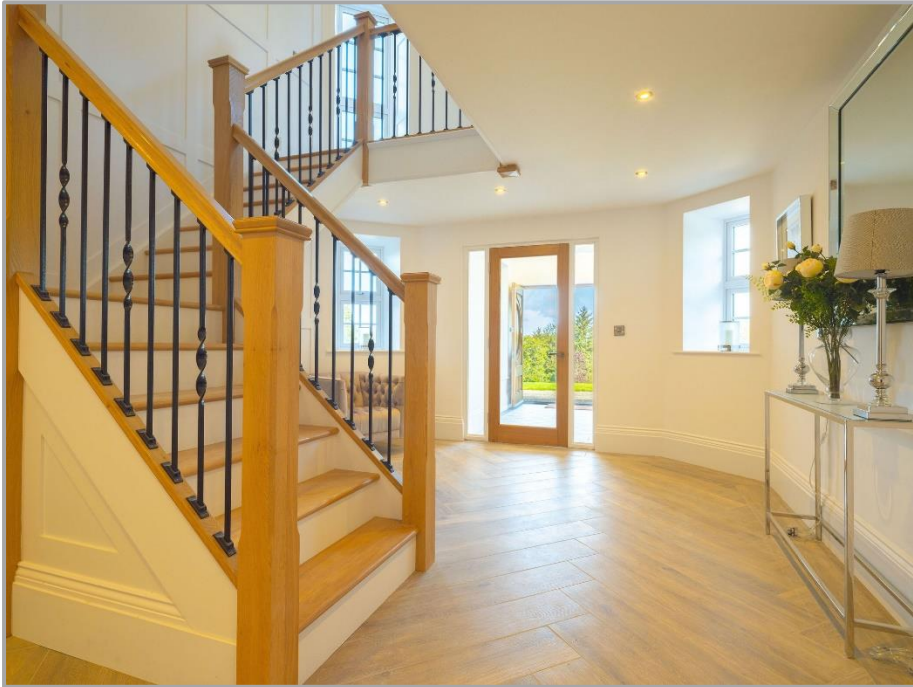
## **VIEWING**

Viewing is strictly by appointment through CRYSTALS  
Please inform us if you are unable to keep appointments.

## **POSSESSION**

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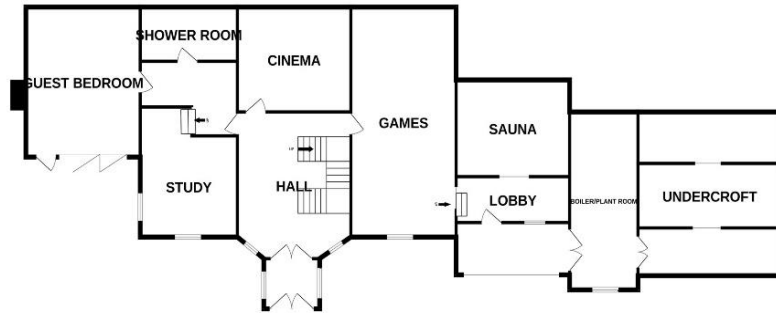








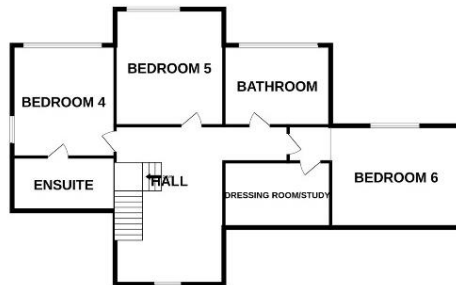
LOWER GROUND FLOOR



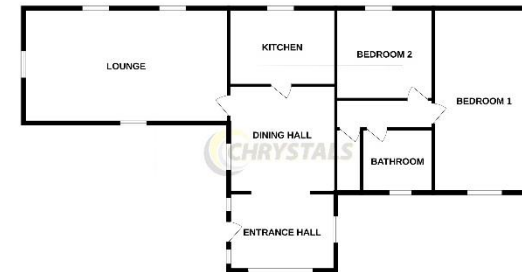
GROUND FLOOR



FIRST FLOOR



COACH HOUSE



Since 1854



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