

ASKING PRICE

£1,989,999

black grace cowley
ESTATE AGENTS

THE DETAILS

7 5 8



Willoughby

Fistard Road, Port St Mary

£1,989,999

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

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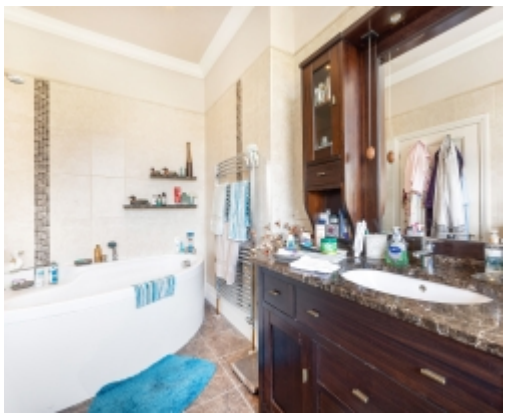












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THE DESCRIPTION

- Stunning Edwardian Residence set in approx. 1.5 Acres of private landscaped gardens
- Beautiful views over surrounding countryside and coastline including Port St Mary bay and harbour
- 6 Reception Rooms, Kitchen Diner complemented by a feature Aga
- 2 Studies, Billiard/Snooker Room and Bar
- Master Bedroom with En-suite and Dressing room
- A further 6 Bedrooms, 3 En-suites and a Family Bathroom
- Garden Cottage with Kitchen, Living Room and En-suite
- Gated entrance leading to a paved driveway and courtyard providing off road parking
- Double Garage with Mezzanine above, Utility Room
- Wrap around stone walling compliments the landscaped gardens

THE PROPERTY

Black Grace Cowley are delighted to offer Willoughby to the market, this imposing Edwardian residence sits in approximately 1.5 acres of beautifully landscaped gardens. Stunning views over the surrounding countryside and coastline including Port St Mary bay and harbour.

Entering the property via the gated entrance, a paved driveway leads to the courtyard and double garage, which provides a grand welcome. The walled wrap-around gardens, complemented by the landscaping, provide a private setting perfect for entertaining. The property provides approximately 7,800 sq. ft of spacious accommodation. Entering through the front porch which leads into a spacious entrance hall with traditional panelling to the walls and ceilings. From the entrance hall, there is access into the dining room, situated to the front of the property, living room which is situated at the rear, downstairs cloakroom and the office which has a bay fronted window which enjoys views of the front aspect and fitted with a comprehensive range of fitted units. A set of double doors from the entrance hall lead into a large conservatory with dining and relaxed seating areas. There are large Velux windows which provide plenty of natural light. There is a set of double doors that lead out to the rear courtyard paved garden.

The kitchen is fitted with a comprehensive range of shaker style solid wood units with an Aga that creates a focal point in this room. From the conservatory there is access to the large family room with stairs leading up to a beautiful gallery. This room has stunning vaulted ceilings, a large bay window which over looks the front gardens

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A second entertaining suite can be accessed from the family room via an inner hallway which features a billiard/ snooker room and bar, together with a set of double doors that lead out to the rear courtyard garden.

On the first floor is the Master Bedroom which is complemented by a dressing room and en-suite bathroom. In addition, there are a further two bedrooms and a family bathroom. On the second floor, there are a further two bedrooms with a joint en-suite.

The west wing of the property benefits from two en-suite guest bedrooms. There is an additional study located in the basement which offers potential to be turned in a cinema room or wine cellar.

In addition to the main house, there is a garden cottage which features a living room/bedroom with kitchen off and an en-suite. The cottage could be extended subject to planning and building control permission. To the side of the cottage is a rear driveway allowing separate access.

There is a double garage and utility room with a large mezzanine level above which provides ample space for storage.

The lower Willoughby garden has a separate road access with a driveway and small garage, where there is planning for one dwelling.

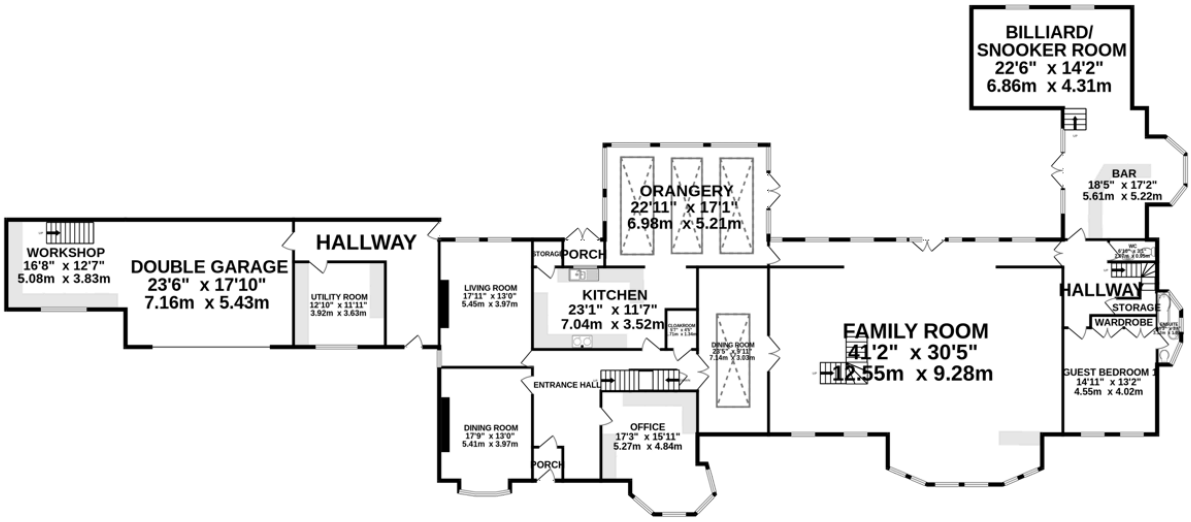
To truly appreciate this stunning Edwardian home, a viewing is highly recommended, please call Black Grace Cowley on 01624 645555

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FLOORPLAN

GROUND FLOOR
5061 sq.ft. (470.2 sq.m.) approx.



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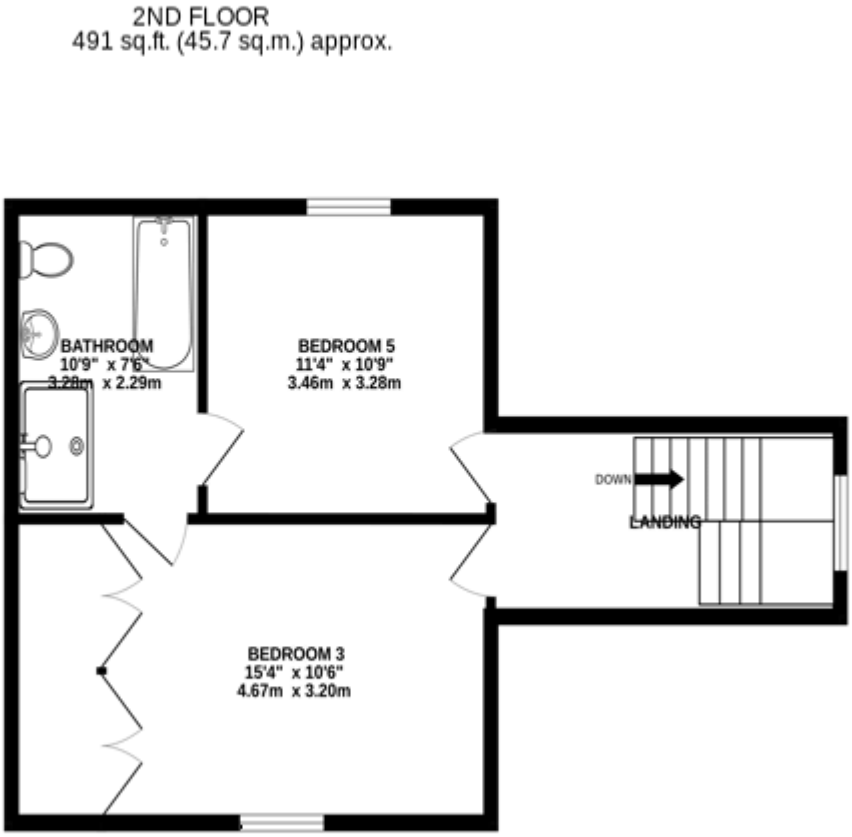
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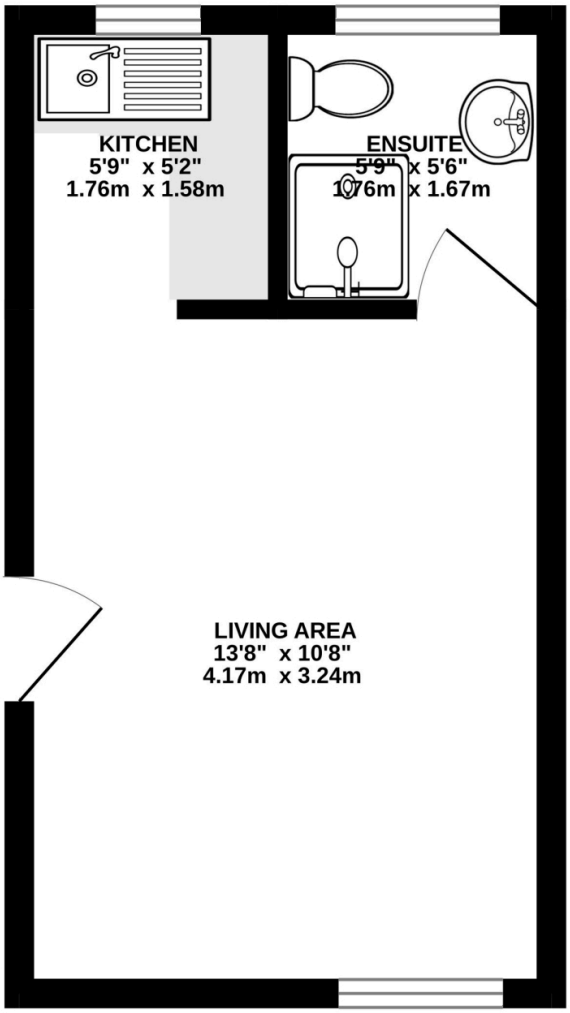
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FLOORPLAN

GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 207 sq.ft. (19.2 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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