



GREEBA CASTLE

Main Road, Greeba

A landmark residence redolent with literary significance



One of the Isle of Man's most distinctive private houses, the former home of celebrated writer Sir Hall Caine.

Built in Victorian Gothic style in 1849 Greeba Castle retains many original features and provides a unique opportunity to acquire a gracious home of literary and historical stature. Set in some seven acres of secluded grounds the castellated residence, which requires some updating, is distinguished by elegantly proportioned rooms with lofty ceilings.

Complementing the imposing main residence is a separate guest/staff cottage, a sensitive contemporary re-imagining of the former stable block, while deep in the wooded grounds is the studio, (now derelict), used by Hall Caine for his writing.

Directions:

Travelling on the A1 from Douglas towards Peel, Greeba Castle is to be found on the right, approximately 1.8 miles before the traffic lights at the Ballacraigne crossroads, and is approached by a sweeping driveway bordered by lawns, mature trees and shrubs.

Enjoying an elevated yet supremely secluded setting the property is conveniently located close to the capital, Douglas, Peel and St John's village.

Features include:

- Wealth of original features, including decorative cornices, deep architraves, parquet flooring, solid oak and pine joinery; stained glass window detailing;
- Drawing room;
- Formal dining room;
- Sitting room;
- Breakfast room;
- Kitchen;
- Five/six bedrooms;
- Two/three bathrooms;
- Oil fired central heating;
- Alarm system;
- Fully modernised three-bedroom two-bathroom cottage;
- Approximately seven acres of secluded grounds.





The property, with approximate room dimensions, comprises:

Reception hall: 17'4 x 11'9 (5.3 x 3.6m)

Front door with stained glass panels and matching side panels, oak beamed ceiling. Imposing carved fireplace with cast iron dog grate, tiled slips and hearth, oak panelled recess and lintel carved with the legend 'H.C.1897. Here Shall Ye See No Enemy But My Winter And Rough Weather'

Inner hall: 31'5 x 8'6 (9.6 x 2.6m)

Oak floor, leaded light stained glass window, understairs cupboard.

Drawing room: 32' x 17'4 (9.8 x 5.3m)

Marble fireplace with cast iron dog grate and brass fender, floor to ceiling secondary glazed window with stained glass top lights, built-in cocktail/drinks cabinet with sold pine door, leaded light-glazed double doors to:

Double aspect dining room: 24'7 x 14'9 (7.5. x 4.5m)

Double glazed window.

Sitting room: 18'8 x 17' (5.7 x 5.2m)

Carved marble fireplace with tiled hearth, secondary glazed window with stained glass top lights.

Breakfast room: 16'4 x 14'1 (5 x 4.3m)

Tiled floor. Double glazed double patio doors to:

Conservatory: 14'1 x 11'1 (4.3 x 3.4m)

Tiled floor, door to garden.

Kitchen: 14'1 x 8'10 (4.3 x 2.7m)

Range of laminate countered base units with stainless sink unit, Neff four-burner ceramic hob and extractor hood, stainless steel splashback and Siemens dishwasher. Neff double oven and integrated refrigerator. Banks of under-lit wall cabinets, part tiled walls, tiled floor. Door to staircase leading to turret affording panoramic views.

Utility/store room: 15'8 x 9'2 (4.8 x 2.8m)

Belfast sink, plumbing for washing machine, Warmflow oil-fired boiler. Door to fuel store.

Inner lobby:

Tiled floor, door to side elevation.

Coat store:

Wash basin set on laminate counter, triple built in wardrobe. Intruder alarm unit, tiled floor.

Cloakroom:

Corner wash basin, w.c. half tiled walls, tiled floor.





First floor:

Half landing with stained glass leaded light window.

Main landing:

Master bedroom: 17'4 x 14'5 (5.3 x 4.4m)
Secondary glazed window.

En-suite bathroom:

Panelled bath, with Aqualisa shower attachment, pedestal wash basin with tiled splashback, w.c., chrome heated towel rail/radiator, part tiled walls, access to roof space. Door to landing.

Bedroom: 18'8 x 11'9 (5.7 x 3.6m)
Double glazed window.

Bedroom: 15'8 x 14'5 (4.8 x 4.4m)
Carved fireplace with tiled hearth and brass fender, Secondary glazed window.

Bedroom: 15'8 x 10'2 (4.8 x 3.1m)
Double aspect, two built-in wardrobes, linen cupboard with hot water cylinder, door to turret staircase.

Bedroom: 13'1 x 12'9 (4 x 3.9m)
Fireplace with carved mantelpiece, recess with book shelves, secondary glazed window.

Bedroom/bathroom: 17'8 x 11'5 (5.4 x 3.5m)
Tiled shower compartment with smoked glass door and Aqualisa shower unit, panelled bath, pedestal wash basin, w.c. Access to roof space.

Bathroom:
Wash basin set on vanity unit, w.c., chrome heated towel rail/radiator, stained glass window, tongue and groove panelled walls, arch to bathing area with panelled bath, chrome heated towel rail/radiator, tongue and groove panelled walls.

Independent guest/staff cottage:

Entrance porch:

Entrance hall: 9'10 x 8'10 (3 x 2.7m)
Tiled floor, exposed brickwork.

Utility room: 9'2 x 6'2 (2.8 x 1.9m)
Tiled floor.

Lobby with tongue and groove panelled walls leading to:

Bedroom: 16' x 11'9 (4.9 x 3.6m)

Bathroom:
Panelled bath, pedestal wash basin, w.c., chrome heated towel rail, part tiled walls, tiled floor.

Kitchen/dining room: 23'11 x 8'10 (7.3 x 2.7m)
Original stable block double doors behind full-height double glazed pine-framed sliding door to garden, built in pine-panelled cupboards and drawers, range of laminated-topped base units with integrated Neff dishwasher, one and half-bowl stainless steel sink unit, Belling

multi-function electric oven with four-burner ceramic hob and warming zone, under-lit wall cabinets, exposed brickwork and part tongue and groove panelled walls, tiled floor, stairs to:

Mezzanine level living room: 21'3 x 11'1 (6.5 x 3.4m)
Pine shelving/seating, part exposed Manx stone walls, exposed beams, oak flooring, Fakro roof window. Steps to:

Study area: 15'1 x 6'10 (4.6 x 2.1m)
Recessed shelving, exposed beam, Fakro roof window, double glazed patio doors to garden.

Bedroom: 17'8 x 9'10 5.4 x 3m)
Built in desk/dressing table. Door to lobby leading to:

Bedroom: 13'1 x 12'1 (4 x 3.7m)

Bathroom:
Tongue and groove panelled spa bath, corner shower enclosure with curved glass double doors, 'rain' shower head and hand spray, wash basin, chrome heated towel rail, part tiled walls, tiled floor.

Cloakroom:
Pedestal wash basin, w.c., tiled floor.



Outside

Twin garden stores housing oil-fired boiler for underfloor heating to cottage.

Gardener's w.c.

Seven acres of secluded grounds with meandering pathways, sweeping lawns, mature trees and shrubs. Deep within the grounds is the studio, (now derelict) to where Hall Caine would go to write.

Services:

Mains electricity, private drainage, oil heating.

Rateable value: £272

Rates payable: £1116.16

Tenure: Freehold

Viewing: Strictly by appointment.



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