



DREEMSKERRY FARM

Dreemskerry, Maughold

...panoramas, privacy, perfection



A sympathetic blending of the traditional and the contemporary - a sumptuously appointed residence set in 22 acres, presented in immaculate order throughout and enjoying a coveted, supremely private location offering some of the Island's most breathtaking coastal and sea views.

Completed to the owners' exacting specification in early 2013 Dreemskerry Farm is a stunningly elegant property - an effortlessly stylish reinterpretation of the traditional Manx farmhouse that formerly occupied the site linked seamlessly to an original section painstakingly restored to reflect the property's rural heritage.

The property's idyllic setting at the very heart of the faultlessly maintained 22-acre estate provides magnificent far-reaching coastal and countryside views from all the principal accommodation.

This substantial property extends in excess 9000 square feet and has been built to an uncompromising specification that reflects the discerning owners' attention to detail and innate good taste, and incorporates a host of subtle bespoke design cues referencing the site's farmhouse origins.

Located deep in the Manx countryside, yet within a few minutes drive of Ramsey, the Island's second largest town, Dreemskerry Farm enjoys commanding 360-degree views and privileged access to a private halt on the vintage Manx Electric Railway that operates seasonally between Ramsey and Douglas.

Location

Dreemskerry is on the B19, a turning on the left when heading south from Ramsey on the A2 (Ramsey to Douglas coast road). Proceeding along the B19 Dreemskerry Farm will be found on the left-hand side, approached via electrically operated wrought iron gates bearing the property's name.

With elevations principally in mellow Manx stone reclaimed from the original buildings under a Welsh slate tiled roof the property blends discreetly into the landscape and is approached along a 250-metre drive lit by wrought iron lamp posts and edged in wildflower borders.





Features include:

- 60' reception hall;
- Drawing room;
- Formal dining room;
- Triple aspect kitchen/breakfast room;
- Snug;
- Pantry;
- Wine room;
- Oak beamed galleried family room;
- Games room and Bar
- Study;
- Lavishly appointed master suite;
- Three further bedrooms, all en suite and two with dressing rooms;
- Utility room;
- Cloakroom Wet room/cloakroom;
- Bespoke over sized architraves, cornices and skirtings;
- Slide sash double glazed windows. (Black woodgrain to the exterior, white to the interior);
- Twin heating systems: wood-burning and oil-fired;
- Plant room;
- Wi-fi throughout;
- Comprehensive security provision.



Inside

The accommodation, with approximate room dimensions, comprises:

Slate-roofed Manx stone entrance porch with double doors to entrance vestibule with slate tiled floor and glazed double doors leading to:

60' reception hall:

Audio entry system. Solid antiqued oak floor, panelled alcove and oak staircase. Double doors to:

Triple aspect drawing room: 26'1 × 17'4 (7.9 × 5.2m)

Limestone fireplace and surround with built in Danish HETA Panorama XL Wood Burning Fire.

Double aspect formal dining room: 26'1 × 17'4 (7.9 × 5.2m)

Double doors from reception hall. Twin French doors to terrace.

Snug: 14'11 × 14'2 (4.5 × 4.3m)

French doors to terrace.

Cupboard-lined ante-room leading to:

Cloakroom:

Galassia pedestal wash basin and w.c. Amtico Priory Oak Flooring.



Inside

Kitchen 23'8 × 19'5 (7 × 5.9m)

Granite topped bespoke cabinetry including solid walnut units and breakfast bar. Handcrafted by luxury kitchen designer, Simon Taylor. Integrated refrigerator, Fisher & Paykel American Fridge Freezer, Miele Dishwasher, Twin & Single Franke Belfast sinks by Villeroy & Boch with matching Perrins & Rowe mixer taps. Three Miele ovens including a large Combi oven, Microwave/Combi Oven, Plumbed in Steam Oven and a Warming Drawer. The Miele Extractor Hood is over the Miele Induction Hob. On the Island, there is also a Miele Wok. Under-lit wall and floor cabinets with electric underfloor heating installed under ceramic wood-plank effect tiles.

Breakfast room: 36' × 16 x (11 × 4.9m)

Twin French doors leading to a garden room, terrace and garden. Video entry system. Fireplace with HETA 55 wood burning fire on a slate hearth. Door to oak-framed porch with built in cupboards and leading to courtyard. Further doors to bespoke walnut built Wine Room with cupboards under oak countertop and a bespoke built Pantry with fully fitted cupboards to match Wine Room

Double-height galleried family room/games room: 30'5 × 20'3 (9.3 × 6.2m)

Exposed oak timbers - French doors to terrace and garden. Wall mounted MORSO 7970 wood burning fire and glass hearth. Large built in Bar with stainless steel sink, 2 small refrigerators, stainless steel frontage and solid granite top. Wood flooring throughout with underfloor water-heated system.

Garden Room:

The garden room is fully tiled with underfloor heating (water system) and fully double glazed. It has panoramic views to Ramsey Bay, Point of Ayre and Scotland.

Utility room:

Fitted with Miele Washing Machine and a Miele Dryer, oak work counters with Villeroy and Boch Belfast sink with mixer tap, cupboards and drawers under, slate tiled floor, door to courtyard.

Cloakroom/wet room:

Tumbled limestone tiled walls, tiled floor, 'deluge' shower, pedestal wash basin, w.c.

Plant room:

Twin domestic 300 litre hot water tanks, Boiler and Zoned Heating Units. Free standing oak units for storage. Door to Courtyard.

From the family room a lobby leads to a secondary staircase and to:

A secondary staircase and to an understairs cupboard.

Galleried study: 13'4 x 8'8 (4.1 × 2.7 m)

Storeroom/possible 5th bedroom: 26'6 x 15'2 (8 × 4.6m)

Finnolme Sauna (unused).



First Floor:

Oak staircase to half landing with feature window offering panoramic coastal and country views. Landing with video entry system and airing cupboard and loft access with built in ladder to a fully boarded loft space.

Sumptuously appointed master suite of:

Double aspect bedroom: 23'8 x 19'5 (7.2 x 5.9m)

Sitting area. French doors to Juliet balcony. Double doors to:

Double aspect dressing room: 15'9 x 11'8 (4.8 x 3.5m)

Four twin fully fitted wardrobes with interior lighting. Door to:

Double aspect en suite bathroom/wet room: 15'9 x 13'5 (4.8 x 4.1 m)

Lavishly equipped with tumbled limestone floor and wall tiling. Albion free-standing double-ended bath with free standing mixer unit and hand-held spray. Wet area with twin overhead deluge shower heads and hand-held shower. Twin wash basins, w.c.



First Floor:

Double aspect bedroom 2: 23'10 × 17'10 (7.2 × 5.4m)

En suite bathroom/wet room:

Refurbished in 2018 with fitted cast iron bath, enclosed shower and fully tiled floor with half tiled walls. Electric underfloor heating.

Dressing room:

Fitted double and single wardrobes. Loft access.

Double aspect bedroom 3: 17'10 × 17'4 (5.4 × 5.3m)

En suite bathroom/wet room:

Refurbished in 2018 and exactly the same specification as Bedroom 2 en suite .

Dressing room:

Fitted double and single wardrobes.

Bedroom 4: 14'11 × 14'2 (4.5 × 4.3m)

En suite wet room:

Wet area with 'deluge shower and hand-held spray, pedestal wash basin, w.c. Tumbled limestone tiled walls and floor.

Outside:

The estate, which includes a small river that spills down through the grounds along the northern border and the remains of two Manx stone cottages, also known as 'Tholtans', extends to 22 acres, comprising eight fields and illuminated formal gardens of approximately two acres. Leading from the principal reception rooms are extensive raised and flagged terraced areas bordered by bespoke wrought iron balustrading. The broad sweep of terrace to the rear of the property offers a breathtaking panorama of uninterrupted views of unspoilt countryside and stunning vistas towards Maughold and Ramsey Bay.

The gardens surround the property on all sides and are laid principally to lawn, with Manx Stone raised terraces, flower beds, wildflower borders and an oak-framed, welsh slate roofed gazebo for al fresco dining. A courtyard is enclosed by the property on 3 sides. The whole drive was rebuilt in 2016 with resin surfacing. There is an oak-framed 4 car bay garage with up and over doors – rebuilt in 2018. In addition, a new oak framed tractor/machinery shed was also added in 2019. A small garden pavilion can be found on the upper terrace at the back of the house for BBQ storage, garden chairs etc.

Services:

Oil-fired and biomass heating systems. LPG supply. BioDisc treatment plant.

Rateable value: £580

Rates payable: £2678.33

Tenure: Freehold

Viewing: Strictly by appointment.

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