



OLD RESERVOIR HOUSE

LITTLE MILL ROAD, ONCHAN



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- Large detached home in a glen-side setting with approximately 4 acres of private grounds
- Large Entrance Hall, bespoke Edwin Loxley fitted Kitchen with integrated wine fridge and granite heated floors, open plan living area with solid oak flooring and cast-iron log burner, Library area, Games Room and additional Snug
- Master Bedroom with walk-in Dressing Area and En-Suite featuring a wet room style shower and contemporary freestanding bath
- Three further double Bedrooms and family Bathroom, separate Gym/Home Office
- Fully integrated Sauna, decking area with a sunken hot tub and outdoor shower, multiple outdoor entertaining areas
- Detached double Garage and space for 8+ vehicles on the driveway
- Approximately 4 acres of landscaped gardens and mature woodlands

Black Grace Cowley are delighted to offer the Old Reservoir House, Little Mill Road, Onchan to the market. This imaginative extended property is nestled within approximately 4 Acres of private grounds in a Glen side setting, positioned at the end of a private driveway. The property is completely secluded with no neighbouring homes visible from the grounds.

While Old Reservoir House may have the look of a traditional Manx cottage as you approach the property, it quickly becomes apparent that substantial expansions have been made which are incredibly well designed to marry-in with the property's original construction.

A large fully paved courtyard with an open vestibule porch greet you, with multiple entertaining areas protected from wind and getting sun throughout the day. To enter, there is a composite front door giving access into a large reception hall, perfect as an entertaining area.

Dual aspect windows, checkerboard effect flooring and openings lead through to the property's many living areas.





A triple-aspect lavishly fitted bespoke walnut Edwin Loxley kitchen/dining area with polished concrete counters with base units incorporating twin dishwashers, twin ovens, a built-in Liebherr Vinidor wine fridge, and a warming drawer. There is an American-style fridge, Jura Coffee Unit, plus a stainless steel sink with Zip Hydrotap providing instant boiling and chilled filtered water. Underfloor heating warms the granite flooring, lighted by double five-light pendant chandeliers with sculptural LED bulbs. Bi-fold doors open onto a BBQ area. Floor to ceiling double glazed windows offer ample natural light and looking out to the glen, hot tub and decking area.



There is then an open plan living area accessed via a couple of steps up to an underfloor heated solid oak-floored living room with a feature cast iron log burner to one corner. The living room then has a set of frosted glazed sliding doors that open into the property's library area/games room/additional snug, the oak flooring flows from the living space all the way through the additional living areas. The Snug has a free-standing contemporary style log burner to one end and dual aspect double glazed windows.



Also on the ground floor, continue past the reception hall to access the Scandinavian-influenced wellness area with a fully integrated sauna and changing area, with utilities and the downstairs WC which has fully glazed door into the toilet area with a corner wash hand basin. Walk through the sauna area for direct access onto the wraparound decking's outdoor shower and sunken hot tub, surrounded by forest views and the sounds of the river below. This is very much the leisure part of this property.

















On the ground floor the master bedroom is situated to the very rear of the snug area, highlighted by picture windows looking onto the patio and across to the glen. There is then a door into a walk in wardrobe/dressing which then leads through to the en-suite which is a spectacular space with a walk through wet room style shower, free standing contemporary bath, radiator bench, floating vanity unit with wash hand basin.

Taking the stairs up to the first floor of the property you have three further bedrooms, very much to cottage style, two of which are good size doubles with full pitched ceilings, and additional fourth room ideal for a guest bedroom or additional home office if required. Off the half landing as you go up the stairs is a family shower room.

Attached to the principal dwelling but accessed via the patio to the front is a set of large patio doors taking you into a separate gym, this could also be doubled up as a home office if required, current vendors use it as their gymnasium space. There is a recently constructed detached double garage in keeping with the original features shown externally on the main house, equipped with an electric door to the front, uPVC double glazed window, outdoor lighting, electric vehicle charging unit and ample space for storage plus a large vehicle.













Externally, the property is nestled in 4 acres of mature grounds. The driveway to the front of the property would house 8+ vehicles, with the principal outdoor space around the property mainly paved patio with a wrap around decking area, which accommodates a sunken hot tub with glass panels in the balustrade giving views towards the glen and woodland.

To the rear is a BBQ area and rear gate leading you into the wooded area. In addition to the decking and patio areas there are four more landscaped gardens to the front of the property that run alongside the private driveway and eventually link to the woodland and down to the stream.









VIEWING

Viewing is strictly by appointment only through the Agent.

Tel: 01624 645 555

Email: hello@blackgracecowley.com