



ASKING PRICE

£775,000



## THE DETAILS



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Lhergy Farm

Cordeman Road, St Marks

£775,000

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









# Lhergy Farm, Cordeman Road, St Marks



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PROPERTY DETAILS FOR

# Lhergy Farm, Cordeman Road, St Marks

## THE DESCRIPTION

- Detached extended farmhouse in 5 acres of private land and gardens
- Panoramic rural and southern coastline views
- 10 minutes drive to Ronaldsway, King Williams College and just 15 minutes from Douglas
- 3 Reception Rooms, Kitchen, Utility Room, Downstairs WC
- 5 Bedrooms and 3 Bathrooms
- Private driveway access leading to off street parking for several cars
- In need of modernisation
- Oil central heating, double glazed throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer Lhergy Farm in St Marks to the market. This private property extends to approximately 2,800 square feet and sat in an elevated position with panoramic views around the Island.

The property is approached via a private driveway which runs alongside the property's paddocks and eventually leading to an off street parking area, large enough for 5+ vehicles. Entering via the double glazed entrance porch which leads into the Entrance Hall. Off the entrance hall there is a downstairs WC and stairs leading to the first floor. A triple aspect Lounge is accessed from the entrance hall and enjoys views out to sea and towards Snaefell. There's an additional Snug situated to the rear of the property with a feature fireplace, dual aspect windows and access to the property's Rear Porch, which leads on to the main garden. The Kitchen which is fitted with a range of solid wood country style wall and base units with built in ceramic hob, electric oven, stainless steel sink and drainer. A door leads into the dining room which is dual aspect and a feature fireplace. Lastly from the kitchen, is the Utility Room, which houses the oil fired central heating boiler, has space and plumbing for a washing machine and dryer with matching cabinets to the kitchen.

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On the first floor is a spacious landing with plenty of natural light supplied by two different stairwells. The master bedroom is situated to one end with rural and coastal views with a fully pitched roof, there is a walk in wardrobe and a large en-suite shower room, fitted with a walk in shower, 'his' and 'hers' wash hand basins and a WC. Bedroom 2 is a triple aspect room situated to the front of the house, Bedroom 3 is dual aspect and situated to the rear and Bedroom 4, which is also dual aspect. In addition to the bedrooms, there is a family bathroom, fitted with a panelled bath, wash hand basin and WC. From the landing a staircase leads up to the top floor, there is built in storage to the landing and access into the shower room with separate WC and Bedroom 5 which has dual aspect windows and stunning views of the countryside.

Outside, the property's principal gardens extend to approximately a third of an acre. There's a detached brick built one and a half car garage. The gardens are mainly lawned with raised beds and stockproof fencing and gates giving access to additional land. The additional land is split into three paddocks, which extends to approximately 4.5 acres, ideal for horses or other hobbies. There are two field shelters and stockproof fencing surrounding the property all the way down to the roadside. In addition to the paddocks is some scrub land between the driveway and the paddocks themselves. In total, the grounds extend to just over 5 acres.

The property benefits from panoramic rural views to the north, east and south of the Island including sea views. The property requires some modernisation.

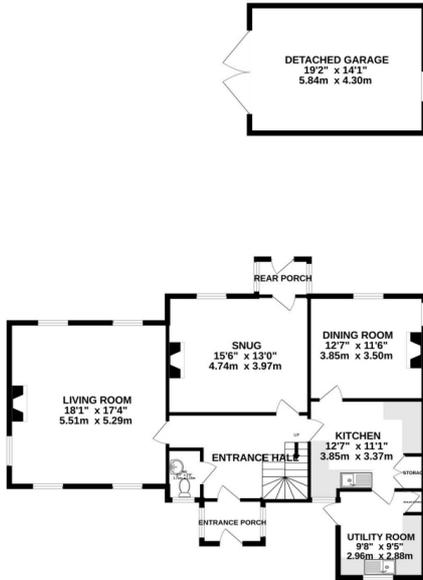
Double glazed throughout. Oil fired central heating, boiler serviced recently. There are feature fireplaces in many of the rooms adding character and giving the property that farmhouse feel. 10 minute drive from the Isle of Man Business Park, Ronaldsway Airport and KWC, just a little bit further into Douglas town sector.

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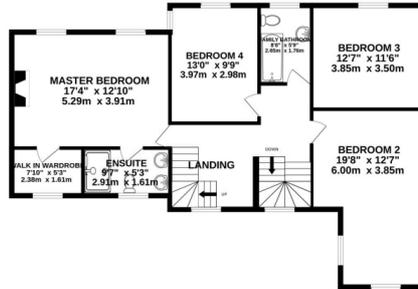
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# FLOORPLAN

GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOP FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 2803 sq.ft. (260.4 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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