



ASKING PRICE

£1,495,000



## THE DETAILS

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Keilthustag Lodge

Smeale

£1,495,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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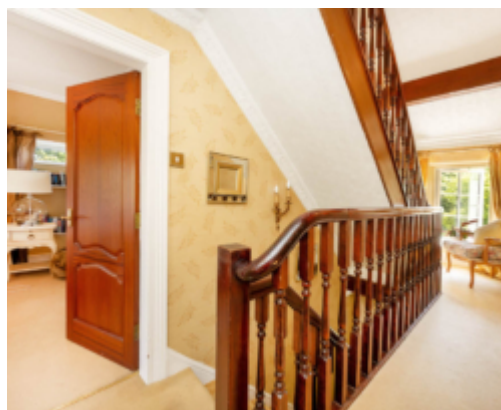


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## Keilthustag Lodge, Smeale





## THE DESCRIPTION

- Country House extending to approx. 3,750 sq.ft
- 4 Receptions Rooms and Study
- Large Kitchen Diner, Utility Room/Second Kitchen
- 5 Bedrooms, 2 Bathrooms
- 2 Ground Floor WC's
- 2 Garages, Workshop and Boiler Room
- Retaining many period features throughout
- Maintained to an excellent standard by the current vendor
- Landscaped grounds that extend to 5.5 acres which include mature borders, ponds, terraces, full size grass tennis court
- Stunning sea views, potential for helicopter landing area
- Private gated driveway

## THE PROPERTY

Black Grace Cowley are delighted to offer Keilthustag Lodge to the market. Situated in the North of the Isle of Man on the borderline of Bride and Andreas, approximately 45 minutes from Ronaldsway airport and King William's College. The setting is totally private with mature, heavily planted gardens rolling softly down to neighbouring fields and the sea.

The property offers approximately 3,750 sq.ft of spacious living accommodation. Situated on the ground floor are four spacious reception rooms featuring a triple aspect lounge with French doors leading out to the rear patio, drawing room with French patio doors leading out to the rear, formal dining room and snug/entertainment room. There is lovely country style kitchen fitted with a comprehensive range of wall and base units, oven and hob. Utility room/ second kitchen and two downstairs cloakroom WC's. On the first floor are three double bedrooms and family bathroom. The master bedroom is situated on the first floor and benefits from a modern en-suite bathroom. On the second floor are a further two double bedrooms. In addition to the main house there is an attached double garage, boiler room and workshop.

The house and gardens were redesigned in 1977 using Manx stone as a major theme to create raised beds, pathways, a sweeping driveway and magnificent pond features fountains, bridges and waterfalls backed by rockeries full of colourful shrubs and flowers. The pond configuration on the right of the drive spans some 50 metres of great beauty with the eyeline extended by a wide variety of mature trees including majestic horse chestnuts.



## Keilthustag Lodge, Smeale

Off centre lies a full sized grass tennis court approached by broad Manx Stone steps.

To the rear of the property is a courtyard with pond and fountain, mature trees and shrubs, connected to the two main reception rooms of the house by sets of double French doors, allowing seamless entertaining.

More recently the gardens have been used for wedding purposed with fairy lights in the trees, candle flames on the water and ambient pillar lighting surrounding ponds and driveway. Helicopters have successfully landed for Collaboration purposes.

### AGENTS COMMENTS

Keiltushag Lodge immediately gives you the feeling of a magical country estate upon entering the gated driveway. The ground have been spectacularly manicured by the current vendors over four decades of care and attention. There truly is nothing quite like the estate elsewhere on the Island. The house itself has the flow of a fantastic family home with plenty of open-plan living areas all interconnected via hallways and the hub of the house being the kitchen diner. There's ample room on the upper floors, five bedrooms, offering, again, plenty of space for a growing family. In addition to the living and bedrooms space, the garaging, parking and stunning grounds simply accentuate the feel of the entire estate. From the grounds, there are sea views and the peace and tranquillity immediately hit you as you walk around the mature gardens, through the various patio areas, ponds, and beyond to the paddock/meadow to the rear of the property, which has been used previously as a helicopter landing site and could offer the opportunity for somebody to have their own private retreat in the north of the Isle of Man.

To truly appreciate the feel of the estate, the space that's on offer, the grounds and the immediate location, a viewing is simply a must.

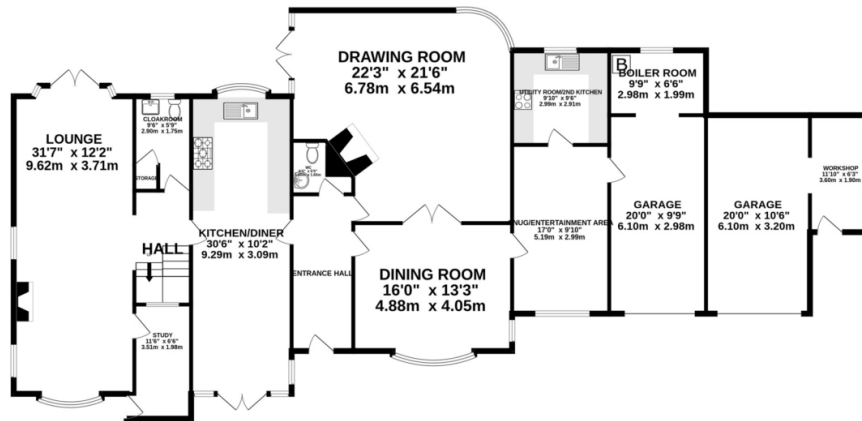
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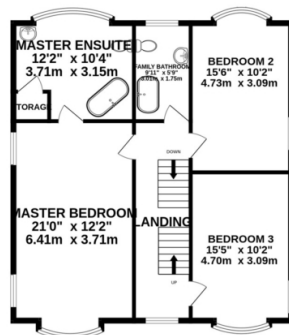
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## FLOORPLAN

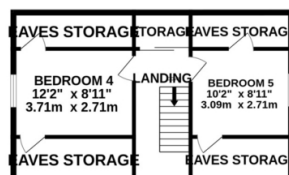
GROUND FLOOR  
2422 sq.ft. (225.0 sq.m.) approx.



1ST FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOP FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 3767 sq.ft. (350.0 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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