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Lhannon Shee, School Lane, Santon, IM4 1EG
Asking Price £1,950,000

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Lhannon Shee – a truly enchanting country home, with a little touch of Manx magic, enjoying a glorious tucked away rural setting on the edge of Santon. Approached along its own private driveway, the property is surrounded by approximately 7 acres of pasture, woodland and landscaped grounds, occupying a prime equestrian position. Mature trees, natural contours and established boundaries create a wonderfully private setting that feels deeply rooted in the surrounding landscape. The extensive country residence provides well-appointed and spacious accommodation comprising six bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom and cloakroom. The heart of the home is a superb kitchen and breakfast area, complemented by a separate dining area, living room, family room with downstairs recreational room, additional living/dining area and kitchenette, providing excellent space for both family life and entertaining. An integral double garage further adds to the practicality of the property.



The equestrian facilities form a central feature of Lhannon Shee and are presented to an exceptional modern standard. There are nine stables/barns. The facilities have been thoughtfully arranged to provide excellent efficiency and practicality for day-to-day use. There is an outdoor menage which occupies an elevated position, enjoying lovely southerly views across the summer paddocks. The surrounding grounds incorporate fenced paddocks, pasture, woodland and landscaped areas, with far-reaching rural and distant sea views. The combination of the substantial country residence, extensive grounds and high-quality equestrian infrastructure makes Lhannon Shee a particularly appealing home for those seeking a rural lifestyle with equestrian interests at its heart. There is something rather magical about Lhannon Shee.

LOCATION

Travelling out of Douglas from Quarterbridge roundabout head south on the New Castletown Road. Continue for approx. 4 miles and turn onto School Lane on the right hand side. The access to Lhannon Shee is on the left hand side.

PORCH

8' 2" x 3' 7" (2.5m x 1.1m)

FOYER

8' 2" x 7' 7" (2.5m x 2.3m)

DINING AREA

23' 11" x 20' 8" (7.3m x 6.3m)

KITCHEN

14' 1" x 19' 8" (4.3m x 6.0m)

FAMILY ROOM

14' 1" x 20' 8" (4.3m x 6.3m)

UTILITY

11' 6" x 9' 6" (3.5m x 2.9m)

FAMILY ROOM

24' 3" x 28' 3" (7.4m x 8.6m) max

LIVING ROOM

29' 10" x 18' 1" (9.1m x 5.5m)

SEPARATE WC

8' 10" x 3' 11" (2.7m x 1.2m)

BEDROOM

8' 10" x 17' 1" (2.7m x 5.2m)

BEDROOM

12' 6" x 20' 8" (3.8m x 6.3m)

BATHROOM

8' 2" x 13' 1" (2.5m x 4.0m)

ROOM

6' 3" x 13' 1" (1.9m x 4.0m)

BEDROOM

17' 1" x 19' 4" (5.2m x 5.9m)

WALK-IN CLOSET

12' 2" x 7' 3" (3.7m x 2.2m)

ENSUITE

9' 10" x 11' 6" (3.0m x 3.5m)

BEDROOM

12' 2" x 17' 5" (3.7m x 5.3m)

LOWER GROUND FLOOR

INTEGRAL GARAGING

28' 7" x 18' 4" (8.7m x 5.6m)

SERVICE ROOM

16' 9" x 8' 2" (5.1m x 2.5m)

RECREATIONAL ROOM

28' 7" x 24' 7" (8.7m x 7.5m)

KITCHENETTE

9' 2" x 19' 0" (2.8m x 5.8m)

SEPARATE WC

BATHROOM

14' 9" x 6' 3" (4.5m x 1.9m)

RECEPTION ROOM

27' 11" x 25' 3" (8.5m x 7.7m) max

BEDROOM

13' 9" x 15' 9" (4.2m x 4.8m)

ENSUITE

13' 9" x 8' 10" (4.2m x 2.7m)

BEDROOM

13' 9" x 8' 10" (4.2m x 2.7m)

OUTSIDE

Off road parking.

Gardens mainly laid to lawn with mature planting.

7 Stables/Barns. Storage Room. Outdoor Menage 45m x 25m. Land extending to approx. 6 acres.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

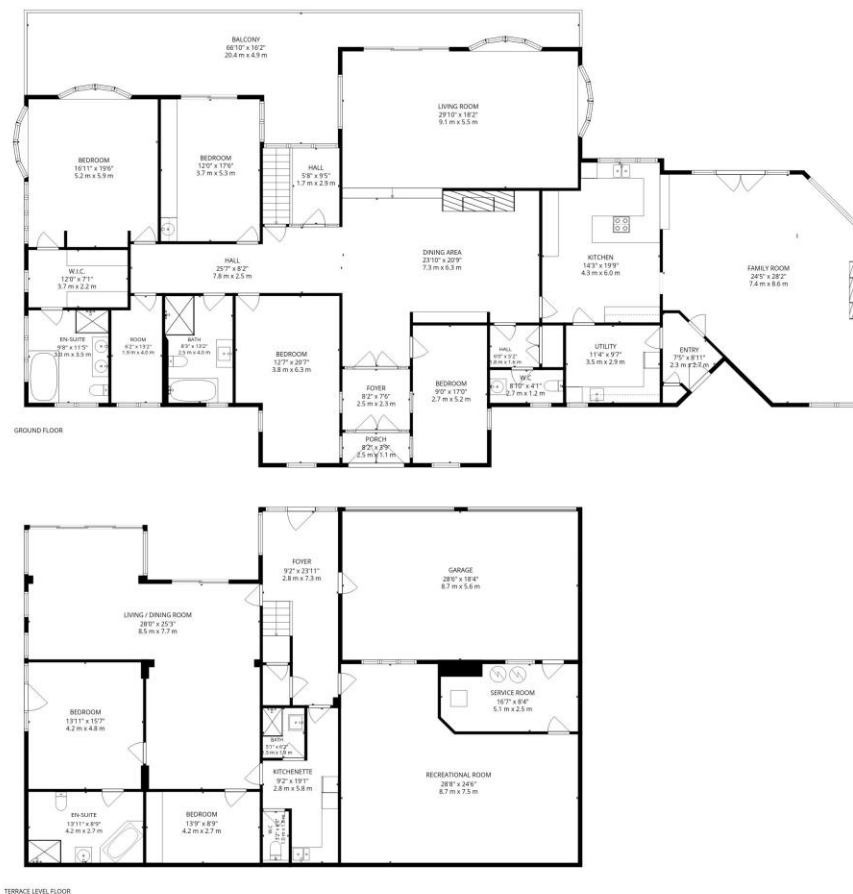












Total: 5791 sq. Ft, 538 m2

Terrace Level Floor: 2175 sq. Ft, 202 M2, Ground Floor: 3616 sq. Ft, 336 m2

Excluded Areas: Garage: 522 sq. Ft, 49 M2, Porch: 31 sq. Ft, 3 M2, Balcony: 546 sq. Ft, 51 M2,
Utility: 109 sq. Ft, 10 M2, Walls: 300 sq. Ft, 28 m2



Since 1854



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