

Kennaa



ST JOHNS, ISLE OF MAN



Kennaa

ST JOHNS, ISLE OF MAN, IM4 3LW

St Johns about 1 mile, Port of Peel about 3 miles, Douglas about 7 miles, Ronaldsway Airport 9 miles, London City about 1 hour by air, Liverpool Airport approx. 40 mins, Manchester Airport approx. 45 mins.

ONE OF THE MOST OUTSTANDING MODERN HOUSES ON THE ISLAND ENJOYING SPECTACULAR VIEWS

House with 4 Reception Rooms, Kitchen, Breakfast Room, 6 Bedrooms, 3 En Suite Bathrooms and Family Bathroom.

Outstanding Swimming Pool Complex with Sauna, Spa and Bar area.
2 double Garages, Lawned gardens.

Three attractive 2 Bedroom Chalets, Detached lakeside 2 Bed Lodge,
Three 1 Bedroom stone faced cottages.

Superb range of modern buildings comprising: 53 loose boxes, Indoor Arena 20m by 40m surfaced with Martin Collins waxed Ecotrack surface, floodlit outdoor Arena 60m x 40m surfaced with Martin Collins Clopf/sand surface with adjacent warm up Arena.
Monarch Covered 5 Horse Walker.

Staff Flat and Office, General Purpose Barns, Office block and Film Studio.

Post and electric rail grassland paddocks, Woodland.

In all about 90 acres (36.42 hectares).



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Summary

Kennaa set in 90 acres may be described as one of the most outstanding modern houses on the Island enjoying a private, sheltered, woodland setting in the valley of the River Neb. The house enjoys a fine outlook to surrounding wooded hills and the elegant spire of St John's Church. Douglas, Port of Peel, Ronaldsway Airport and schools are all close by, together with good sporting amenities of golf, sailing and tennis.

The house nestles in a sheltered hollow surrounded by mature trees and attractive gardens and comprises 4 principal Reception Rooms, superb Kitchen and Breakfast Room and a spectacular Swimming Pool Complex with Sauna, Spa and Bar area. The circular staircase with glazed ceiling is an interesting feature and provides access to 6 Bedrooms, 3 En Suite Bathrooms and Family Bathroom. The property benefits from an extensive range of modern buildings comprising 53 Loose Boxes, 20m x 40m indoor Arena and floodlit 60m x 40m outdoor Arena and warm up Arena, Clubhouse/Viewing Gallery adjacent to indoor Arena. Turn Out Paddocks, Hay Barns and Monarch covered 5 Horse Walker, Staff Flat and Communal Office. There are further buildings comprising a General Storage Barn and Film Studio and large Office block.

Situated near the buildings are Ascot Lodge, Aintree Lodge and Sandown Lodge, three attractive 2 Bedroom Chalets each enjoying privacy and providing ample staff accommodation or potentially a useful source of income from letting along with Haydock Lodge, York Lodge and Chester Lodge which are three 1 Bedroom stone faced cottages and a detached lakeside 2 Bedroom Lodge. There are further buildings comprising a General Storage Barn and large Office block.

Further income can be derived from an existing Livery facility, successful Riding Club and Film Studio. The sale of Kennaa offers a superb opportunity to purchase and outstanding modern house in a spectacular position, benefitting from good buildings, extensive well drained grassland paddocks.





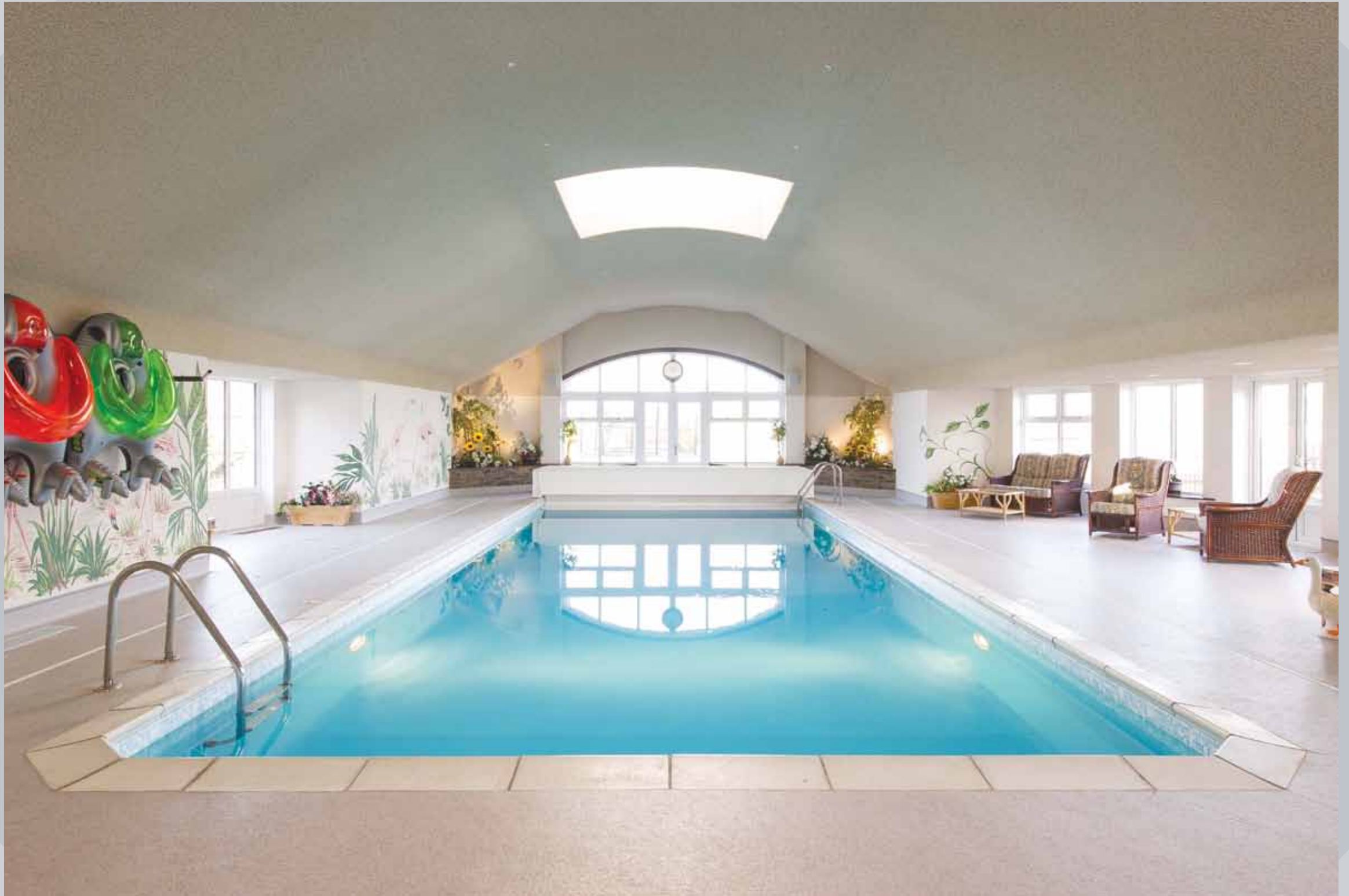


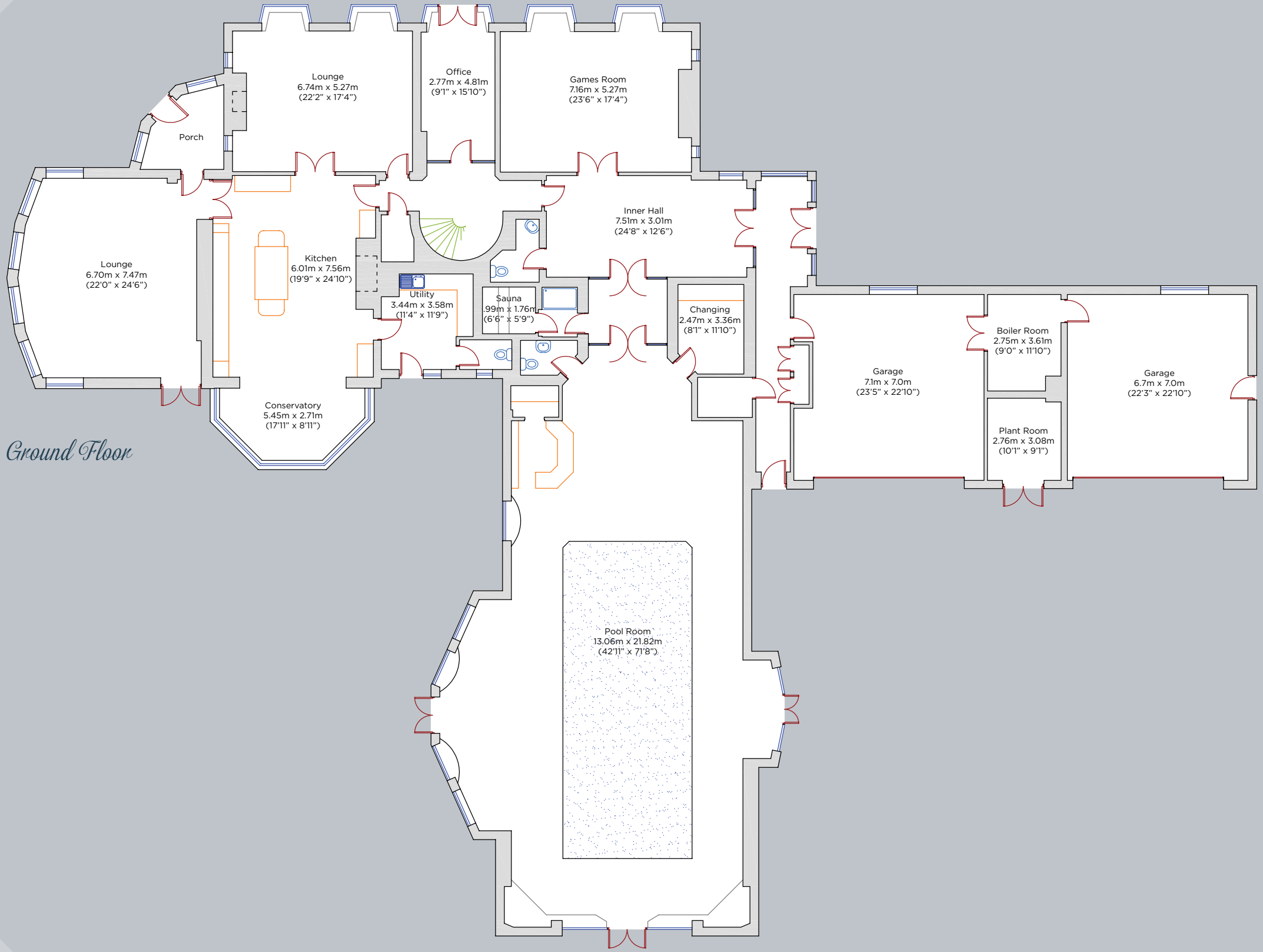












Ground Floor

Approximate Gross Internal Floor Area

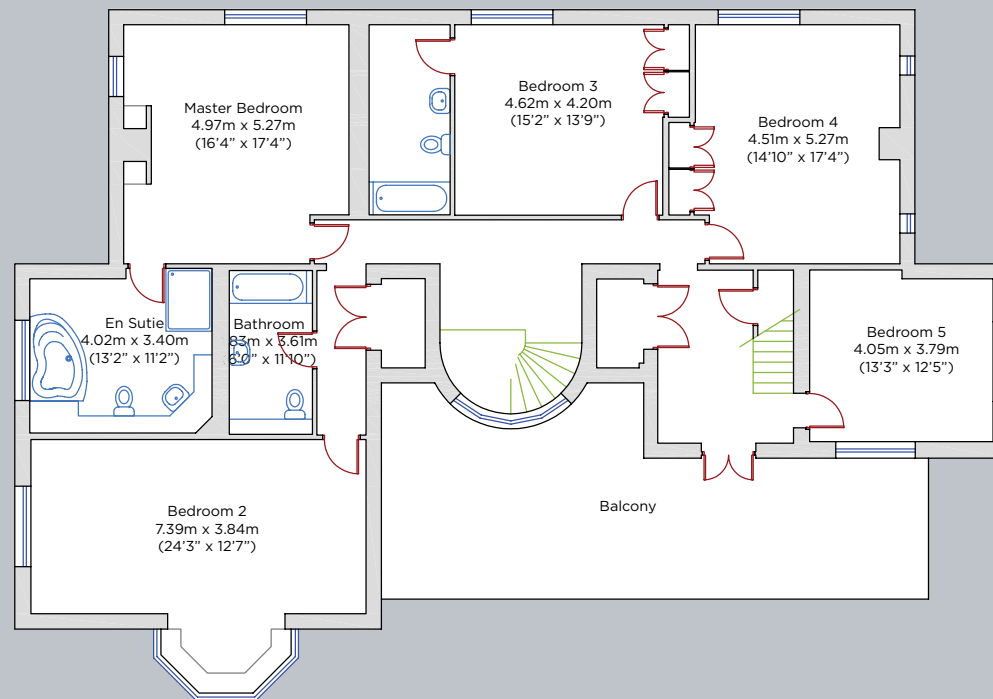
Ground Floor: 629 sq m (6,770 sq ft)

First Floor: 180 sq m (1,938 sq ft)

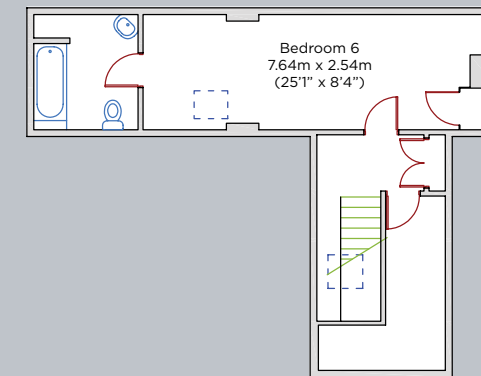
Second Floor: 36 sq m (388 sq ft)

Total: 845 sq m (9,096 sq ft)

For identification only, not to scale.



First Floor



Second Floor



Kennaa

Kennaa, was designed by a leading Manx architect, Nick Cook, and has been built to a high standard. The house is rendered and painted white under a pitched roof. The current family accommodation has been much enhanced over recent years to fulfil the needs of a growing family.

Film Studio

Film Studios about 32.00 m x 11.28m (105' x 37') of portal frame construction with double doors to outside. Barn about 18.29m x 17.37m (60' x 57') of portal frame construction. Separate side Barn 13.7m x 8.7m (44'9 x 28'5). Adjacent self-contained office complex.

Main Yard

A range of American Barns about 2,760m² (29,700ft²) overall comprising mostly Loddon boxes.

Consisting of:

Barn 1 - 21 Stables.

Barn 2 - 12 Stables.

Barn 3 - 9 Stables.

Barn 4 - 7 Stables.

4 external Stables.

20m x 40m indoor Arena and floodlit 60m x 40m outdoor Arena and warm up Arena, Clubhouse/ Viewing Gallery adjacent to indoor Arena. Turn Out Paddocks, Hay Barns and Monarch covered 5 Horse Walker, Staff Flat/Office with Communal Office below. Staff Room. Cloakroom with W.C. Shower Room. Store Kitchen with fitted units. Extensive lorry and car parking facilities. General Stores. Feed Store. 3 Sand Paddocks. Workshop.





The Land

The land has been divided into an extensive series of electrified paddocks. The land has been managed to a high standard. 30 acres have been set aside for haylage, a further 51 acres approximately of well fenced grazing paddocks.





General Remarks and Stipulations

Tenure and Possession

The property is offered freehold with vacant possession. Holdover may be required to utilise the buildings after co completion. Completion date to be agreed with the vendors.

Services

Mains electricity and water are connected to all properties. Drainage is to private systems. These services have not been checked and no guarantee is given as to their condition, or that they are in working order.

Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of all matters contained in or preferred to in the Property and Charges Register of the various registered titles, together with all public or private rights of way, wayleaves, easements and other rights of way whether specifically referred to or not.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on

the particulars or plans, or the interpretation of them the question shall be referred to the Vendor's Agents, whose decision acting as experts shall be final.

Planning

The property is sold subject to any Development Plan, Structure Plan, Tree Preservation Order, Town Planning Resolution or Notice which may exist or come into force. Further details are available from the Vendor's Agents.

Fixtures & Fittings

All fixtures and fittings including carpets, curtains and domestic electrical items are excluded from the sale but some may be available by separate negotiation.

Tenant Right

In addition to the purchase price the purchaser(s) will pay upon completion for the following items: i) Stocks of fuel, heating oil, machinery oil at cost. ii) All hay and bedding at market value.

Plans, Areas & Schedules

These are based on the Ordnance Survey and are provided for

reference only. All areas are approximate only. The purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale not allow either party to compensation in respect thereof.

Important Notice

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

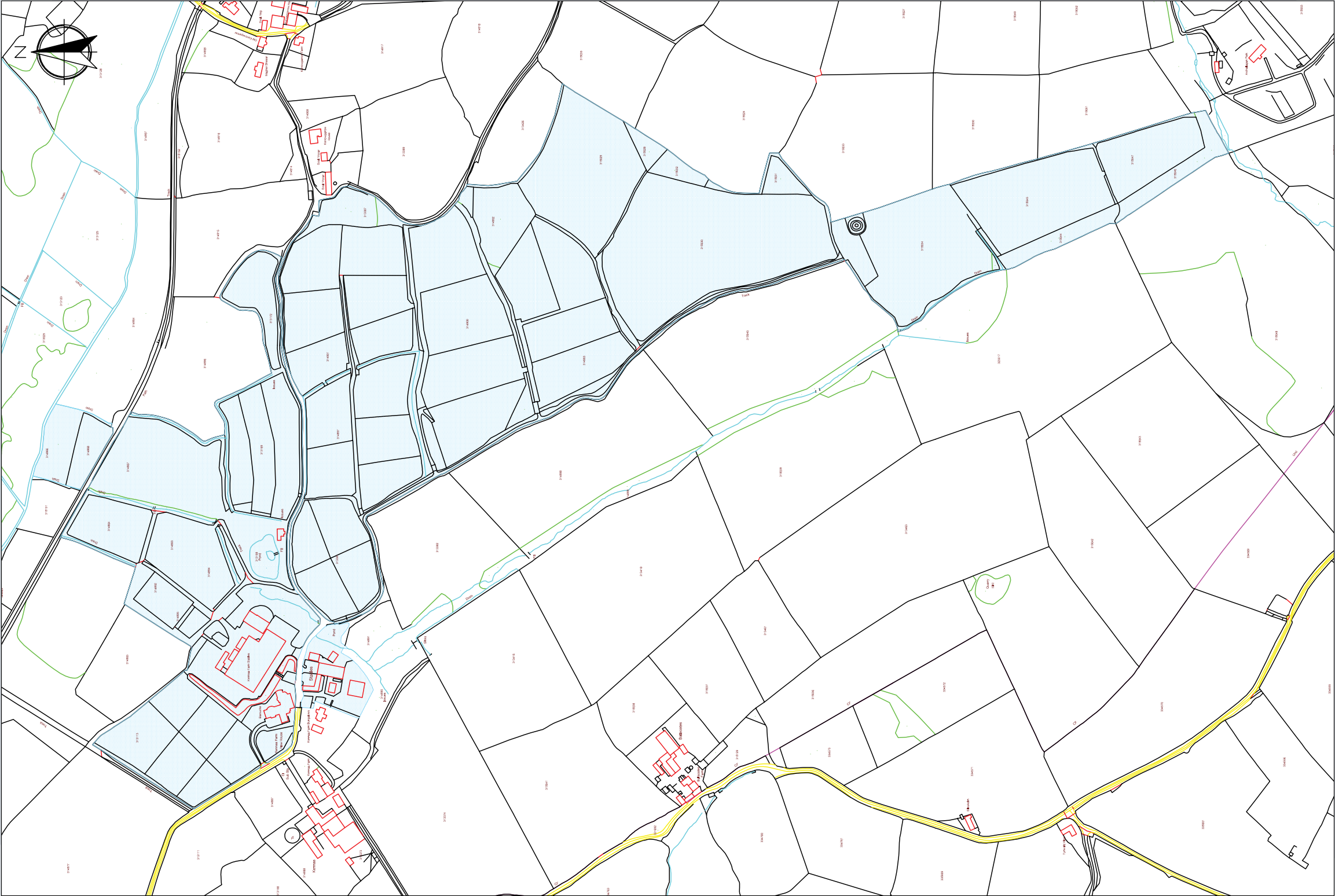
Any description of information given should not be relied upon as statement or representation of fact or that the property or its services are in good condition. None of the systems or equipment in the property has been tested by Black Grace Cowley, purchasers must make their own investigations.

The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. These matters must be verified by any intending purchaser.

All statements whether written or verbal and whether contained in these particulars or otherwise made in relation to the property or its value are made without responsibility on the part of Black Grace Cowley or its clients and no warranty or representation whatsoever is given in relation to such matters. Black Grace Cowley nor any of their employees has any authority to make or give representation or warranty whatsoever in relation to the property.

IN ALL ABOUT 90 ACRES (36.42 HECTARES)





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