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# HAMPTON COURT

PORT SODERICK, ISLE OF MAN

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# HAMPTON COURT

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An elegant Georgian residence approached along a private tree lined driveway of approximately 1/3 mile with imposing castellated elevations enjoying sea views and complete privacy. The property has been totally renovated and extended within the last 7 years retaining all period features and stands in grounds extending to approximately 20 acres (8.09 hectares).

- **Entrance Hall:** Five reception rooms (including boardroom), 5 bedrooms (4 bathrooms) with additional 2 bedroom, 2 bathroom guest wing. 2 bedroom gate lodge. Huge barn.
- **South facing walled gardens:** Victorian Summer House. Small lake and pond.
- A 5 minute drive from the financial district of Douglas and 10 minutes to the airport and schools.

*Price upon Application.*







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## ACCOMMODATION GROUND FLOOR

### ENTRANCE

Portland stone pillared portico entrance with steps to double doors leading to entrance vestibule. Cotswold stone floor. Decorative ceiling cornice and rose with borrowed light above. Glazed doors leading to:

### ENTRANCE HALL

17'3 x 9'2 (10' ceiling height) with high skirting boards, ornate ceiling cornice and matching ceiling rose. Two arched display niches with decorative rosettes. Cotswold stone floor.

### REAR VESTIBULE

with built in cloaks cupboard to either side. Cotswold stone floor. Ceiling cornice. Rear door leading to parking area and wooded copse.

### DRAWING ROOM

33'4 x 14'10 into bay. Double aspect windows with working shutters. Dado rail. Detailed ceiling cornice and rose. Imposing original fire surround with large Jotul wood burner on polished slate hearth. Original Parquet wood block flooring. Access to Boardroom.

### MORNING ROOM

15'11x 15'1 (located on the west side of the entrance hall) Attractive marble fireplace with polished slate hearth incorporating multi fuel Stovax burner. Dado rail. Coved ceiling. Bay window with working shutters.

### STAIRCASE HALL

Detailed ceiling cornice. Understairs access to cellar. Attractive Georgian staircase with decorative iron spindles.

### CELLAR

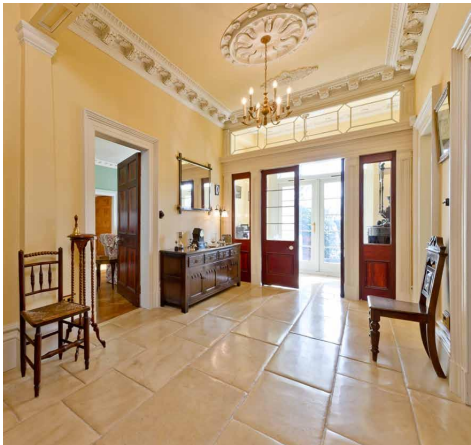
Comprising two storage rooms, Stone floor. Power. Radiator.

### DINING ROOM

18'9 x 13'9 Feature fire surround incorporating decorative organ pipes and cast iron figurines. Coved ceiling and rose. Dado rail. Arched window providing borrowed light. Bay window.

### BREAKFAST AREA/FARMHOUSE STYLE KITCHEN

17'8 x 14'2 (16'2 vaulted ceiling height) incorporating two large velux automatic roof windows. Exposed beamed ceiling. Two full height double glazed windows to the South Terrace with granite sills. Five wall light points. Working servants call bell. Large central island work station incorporating cupboards and circular sink with mixer tap, wooden worktops surround with power points. Original kitchen range (as a decorative feature) set into chimney breast. Slate floor.





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## ACCOMMODATION

GROUND FLOOR

### KITCHEN

18'1 x 11'0 Cream coloured oil fired 4 oven Aga. Black granite worktops incorporating draining board and mixer tap. Integrated dishwasher. Cupboards, shelving and pull out larder cupboard. Space for American style fridge freezer. Low voltage ceiling lights. Wall light points. Slate floor. French doors leading out to the South Terrace overlooking the formal gardens.

### REAR ENTRANCE HALL

Vinyl floor covering. Cloaks area. Stable door leading out to the swimming pool area, covered walkway to workshop and west Orangery.

### SHOWER ROOM

Shower cubicle with pedestal wash hand basin and w.c. Combination heated towel rail with radiator. Vinyl floor covering.

### LAUNDRY ROOM

9'7 x 7'2 Fitted white units to base and eyelevel. Belfast sink with mixer tap. Laminated worktops. Plumbed for 2 washing machines. Vinyl floor covering.

### FAMILY ROOM

23'9 x 18'9 Coved ceiling. Dual aspect room with bay and gable windows overlooking the Swimming Pool. Low voltage ceiling lights. Double doors leading to:

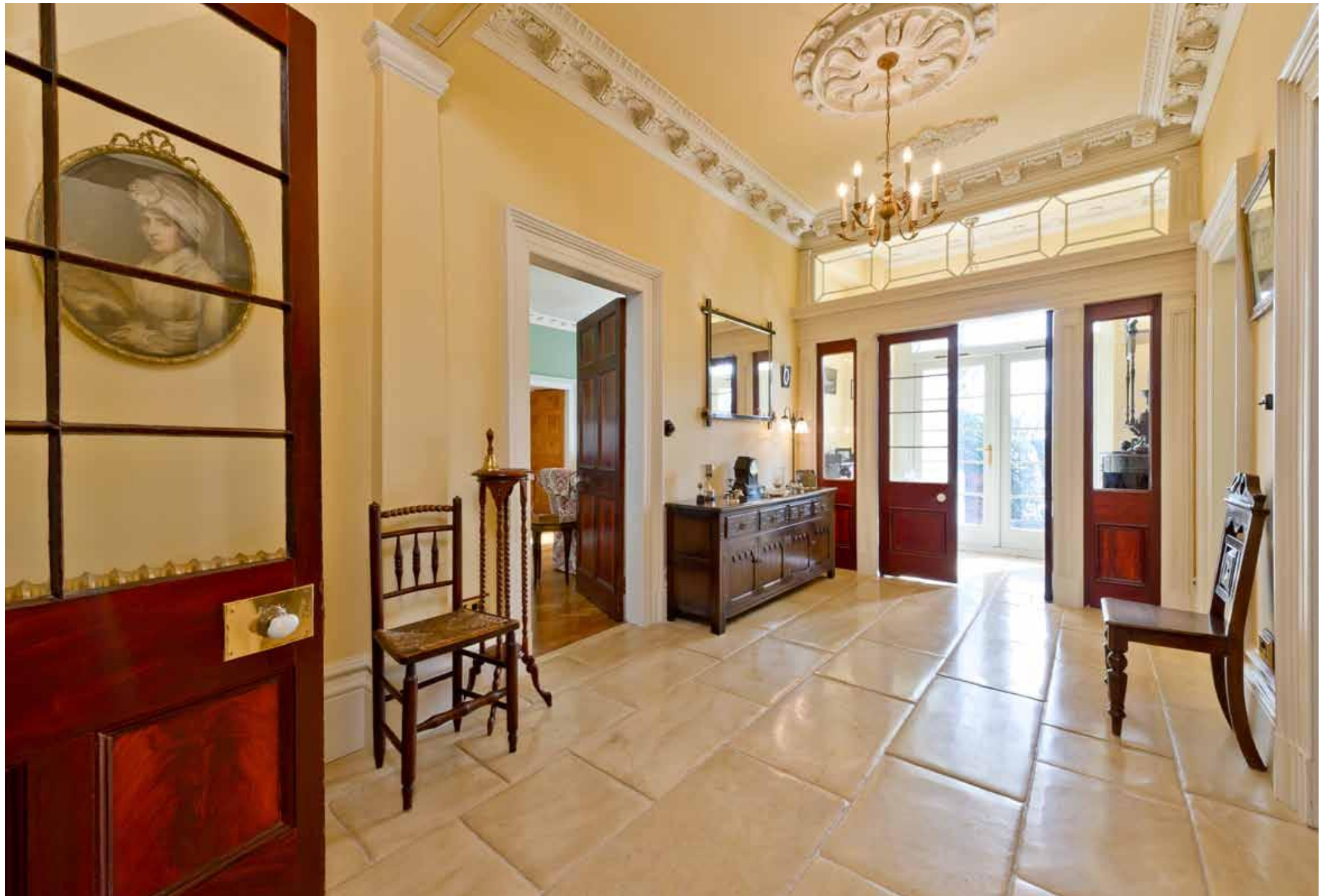
### INNER HALL

16'0 x 9'7 with slate floor. Feature spiral staircase to first floor level. Double glazed French doors leading to outside.

### 'LONG ROOM'/BOARDROOM

32'3 x 14'3 (This room can be accessed through the drawing room, guest wing or directly from the outside courtyard). Ceiling coving. Three ceiling rose. Eight wall light points. Sash windows. Double glazed French doors leading out to glazed canopy porch which leads onto the courtyard area. A French door leading to the South Terrace overlooking the formal gardens.







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## ACCOMMODATION

FIRST FLOOR

The elegant Georgian staircase leads to the principal landing with decorative ceiling cornice and rose.

### **BEDROOM SUITE ONE**

15'4 x 15'0 Delightful south facing room overlooking the formal walled gardens and enjoying distant sea views. Sash bay window with working shutters. Original fireplace (working). Dado rail.

### **EN-SUITE BATHROOM**

12'2 x 9'4 With period style white suite comprising: roll top bath with claw feet, shower cubicle, wash hand basin and wc. Three wall light points. Double glazed French doors leading to tiled balcony overlooking the south facing formal gardens with sea views.

### **EN-SUITE DRESSING ROOM/BEDROOM 5**

16'0 x 11'0 Built-in wardrobes to appear as Georgian panelled room with original (not working) fireplace. Sash bay window with working shutters overlooking the south facing lawn gardens, complimented by views of the surrounding countryside. Access door to pull down staircase to roof.

### **BEDROOM 3**

14'7 x 13'2 Coved ceiling. Original fireplace (working). A dual aspect room with sash windows and one set of working shutters. Dado rail.

### **EN-SUITE BATHROOM**

9'1 x 9'5 Modern white suite comprising: panelled bath with screen and overhead shower, vanity wash hand basin and wc. Vinyl floor covering. Combination heated towel rail and radiator.

### **BEDROOM 4**

18'0 x 13'7 Deep coved ceiling. Attractive period style fire surround. Four wall light points. Dado rail. Sash bay window.

### **INNER LANDING**

Provides access to the spiral staircase down to the ground floor and also to:

### **FAMILY SHOWER ROOM**

10'6 x 8'8 Matki double shower cubicle with double shower plus additional Mira Sport electric shower. Pedestal wash hand basin and low level wc. Combination heated towel rail and radiator. Low voltage ceiling lights. Bookcase/hidden door to landing.

### **MASTER BEDROOM SUITE**

23'0 x 18'0 A dual aspect room with double doors leading to a west facing private balcony with wrought iron balustrade enjoying views over the swimming pool area and open countryside. Five wall light points. Two picture lights. Bay sash window. Loft access hatch.

### **EN-SUITE BATHROOM**

16'1 x 10'8 A period style white suite comprising: roll top bath with claw feet, pedestal wash hand basin and low level wc. Period style fire surround. Vinyl floor covering. Four wall light points.





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ACCOMMODATION  
FIRST FLOOR

## **EAST WING**

### **SUN PORCH**

12'0 x 6'1 Cotswold stone floor.

### **KITCHEN**

16'1 x 9'4 One and half bowl stainless steel sink unit. Modern base units with laminate worktop. Space for a fridge. Tiled effect vinyl floor covering. Four wall light points.

### **INNER HALL**

Concealed Butlers sink with power point.

### **GUEST BATHROOM**

Modern white suite comprising: panelled bath, wash hand basin and low level wc. Wall mounted heated towel rail. Vinyl floor covering. Three tiled walls.

### **ORANGERY EAST**

16'1 x 14'1 High skirting boards. Sash windows with slate sills. High glazed doors leading to formal gardens. Additional side door leading onto flagged South Terrace. Tile effect floor.

## **FIRST FLOOR**

### **LANDING**

Built in closet with double hanging space and heating.

### **BEDROOM 1**

15'3 x 10'9 Vaulted ceiling with exposed roof beams. Velux roof light. Five wall light points. Glazed door to private east facing balcony with wrought iron shaped balustrade.

### **BEDROOM 2**

10'4 x 5'6 Velux roof light.

### **GUEST BATHROOM**

Modern White suite comprising: panelled bath with shower screen, pedestal wash hand basin and low level wc. Fully tiled walls. Wall mounted heated towel rail.









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## GARDENS & OUTSIDE INFORMATION

Hampton Court enjoys total privacy, being centrally situated within its land at the end of a stunning long, straight tree-lined driveway.

The gardens have been carefully reinstated to the original layout and consist of a walled south facing garden overlooked by the main terrace accessed from the principal rooms. On one side of the walled garden there is an old orchard and gypsy caravan with lawns and specimen trees on the other side with original stained glass summerhouse, divided by a wonderful central avenue. This avenue is lined by yew trees, beech hedging and long flower borders with the grass path leading to the decorative ironwork and gate to the Jubilee. Within the walled garden a new timber greenhouse has been rebuilt to its original scale opening on to vegetable areas and raised beds.



At the rear of the property a copse of established trees offers shelter to the parking areas and features a duck pond, a grassed play area and a mirror-image avenue lined with hedging and centre lawn path. A lane leads from the copse of trees to three fields with an open sunny outlook.

In front of the walled garden are a further three fields. In the first stands the Jubilee and small lake with jetty enjoying breathtaking sea views across the fields. This renovated building was originally constructed in stone and brick with a slate roof, to commemorate Queen Victoria's Jubilee. It is an hexagonal folly with power and light and an ornamental original fireplace.

The remaining two fields lead down to the main road with two gated access points. There are water points along both sides of the driveway and within the lake field.

### **BOILER ROOM/WORKSOP**

18'5 x 12'1 Two Worcester Heatslave oil fired central heating boilers. Central heating can use one or both boilers and can include, or not, the East wing. The 2 external oil tanks servicing the main house. Separate external oil fired boiler and oil tank situated in the courtyard serves the East wing and boardroom. Megaflow pressurised hot water system. Filtration plant for outside swimming pool. Two Belfast sinks. Power. Water tap. Lighting. Door leading to:

### **ORANGERY WEST**

23'3 x 11'6 Three roof lights. Cast iron central heating pipes. Four wall light points.

### **OUTSIDE HEATED SWIMMING POOL**

New fibreglass heated swimming pool. Internal dimensions 6m x 2.6m with a level floor of 1.43m (4'7") depth.

### **BARN**

Approximately 1,800 square feet arranged over two floors with potential for garaging, staff or holiday accommodation (subject to planning permission).

### **GREENHOUSE**

40'0 x 9'0 Handmade timber greenhouse to original design leading to external vegetable area and raised beds.





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## GATE LODGE INFORMATION

Fully renovated with double glazed windows throughout. entrance hall leading to:

### LOUNGE

17'7 x 11'4 Through Lounge/Dining Area with multi fuel burner. Coved ceiling. Dual aspect with windows to drive and bay window to the south enjoying sea views.

### KITCHEN

10'0 x 7'11 With a range of white units to floor and eyelevel, single drainer stainless steel sink unit. Electric cooker point with filter hood above. Laminate work tops. Vinyl floor covering.

### BEDROOM 1

15' max x 10' max French door leads out to small patio area. Archway to room with en-suite wc and wash hand basin and further door to outside.

### BEDROOM 2

10'11 x 9'10 Two double glazed windows providing sea views. Fitted double wardrobes.

### BATHROOM

Suite comprising panelled bath, pedestal wash hand basin and wc.

### OUTSIDE

Small front garden. Single detached garage. Hardstanding for parking. External oil boiler and oil tank.







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## STRUCTURE AND CONDITION

Principally of masonry construction with sash double glazed windows under a pitched roof. The property has undergone complete renovation over the last seven years, details available upon request.

## POSSESSION

Vacant possession will be granted upon completion. Viewing Strictly by appointment.

## SERVICES

Mains water. Electricity. Private drainage. Oil fired central heating.

## PLANNING PERMISSION

Hampton Court benefits from planning permission for business/conference use of the 'Long Room' and adjacent East Wing. The separate external access and parking is complemented by the separate kitchen (suitable for caterers), Orangery/Reception room and accommodation above. This flexible wing can form part of the main house as guest/family or staff accommodation using either the internal or external access and the central heating can also be operated either separately or as one system. It may also be possible to offer separate or additional access to this side of the property reinstating (with modifications of route) the original second driveway joining the new second access drive on the main road.

## GENERAL INFORMATION

For further information and a discussion in the first instance, please contact me on:



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