



## VAUJANY, HILLBERRY GREEN

DOUGLAS, IM2 6DE

**£375,000**  
FREEHOLD

Vaujany is a beautifully presented semi-detached country cottage nestled in the exclusive and sought after private estate of Hillberry Green, situated on the outskirts of Douglas.

This extended cottage offer three well proportioned bedrooms, desirable ground floor accommodation that leads out to a stunning landscaped tranquil courtyard garden.





- Semi Detached country cottage • Located on an exclusive and desirable private estate • 3 well Proportioned Bedrooms • Principal bedroom with newly fitted en suite Facilities • Contemporary family bathroom • Extended Dining Kitchen • Cosy cottage styled lounge • Stunning landscaped rear courtyard • Off road parking • No estate management fees payable



### Overview

Tucked away in the exclusive and sought after private estate of Hillberry Green, conveniently located on the outskirts of Douglas, Vaujany is a beautifully presented country cottage that offers a perfect blend of modern comfort and traditional charm. This charming property, approaches 1,300 square feet of beautifully maintained living space, making it an ideal family home.

Upon entering, you are welcomed by a spacious dining kitchen, which is part of a thoughtfully designed two-storey extension. This area features a modern fitted kitchen equipped with high-quality appliances, including an inset oven and grill, electric hob, dishwasher, with plumbing in place for a separate washing machine and dryer. The kitchen seamlessly connects to a stunning landscaped courtyard garden, which serves as the focal point of the home, providing a serene outdoor space for relaxation and entertaining.

The cosy lounge at the front of the cottage offers a warm and inviting atmosphere, with stairs leading to the upper floor. Here, you will find three well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom is particularly noteworthy, featuring

upgraded contemporary en suite facilities. A matching family bathroom, complete with a bath and shower over, pedestal wash basin, and WC, caters to the needs of the household.

Externally, the property benefits from a block-paved driveway that provides off-road parking for two vehicles. The rear courtyard garden is a true delight, beautifully landscaped to create a peaceful and tranquil haven, perfect for enjoying the outdoors.

Vaujany is not just a home; it is a lifestyle choice, offering the perfect retreat while remaining conveniently close to the amenities of Douglas. This cottage is a rare find and is sure to appeal to those seeking a blend of modern living in a picturesque setting.

### Additional Information

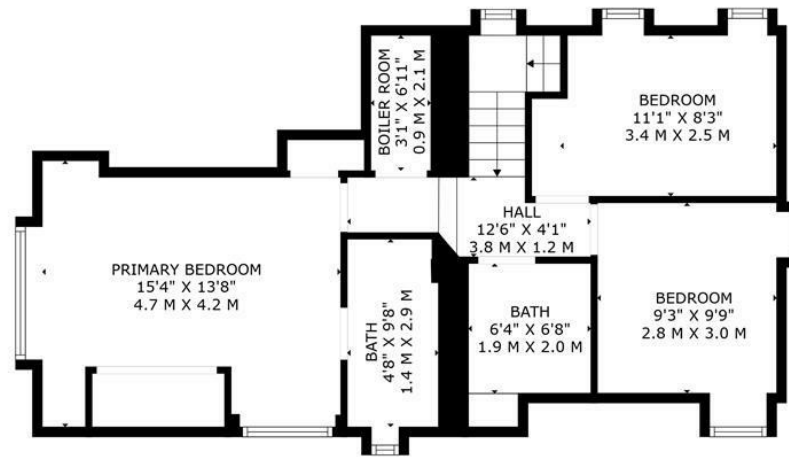
- Oil fired central heating
- Double glazed
- No estate management fees
- Off-road parking
- Primary School - Cronk y Berry - 0.9 miles
- Secondary School - St Ninians - 0.9 miles

### Directions

From the TT grandstand travel in the direction of Onchan, and after a short distance the entrance to Hillberry Green can be found on the left hand

side immediately prior to the mini roundabout.  
Travel up Hillberry Green where Vaujany can be  
found on the right hand side identifiable by our  
for sale board.





FLOOR 2



FLOOR 1



**TOTAL: 1186 sq. ft, 110 m2**  
 FLOOR 1: 594 sq. ft, 55 m2, FLOOR 2: 592 sq. ft, 55 m2  
 EXCLUDED AREAS: BOILER ROOM: 55 sq. ft, 5 m2, BAY WINDOW: 33 sq. ft, 2 m2, FIREPLACE: 10 sq. ft, 1 m2  
 FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.