



RIVERSIDE, SULBY BRIDGE

SULBY, IM7 2EU

OFFERS OVER £500,000
FREEHOLD

Single Storey Former Blacksmith's Cottage | Riverside Gardens | Offering Upto 4 Double Bedrooms | Open-Plan Living Space | Re-Fitted Kitchen Area | Large Re-Fitted Bathroom | Annex Potential (multi-generational living)



- Historic Former Blacksmith's Cottage Steeped in Period Charm
- Tranquil Riverside Setting
- Option to Create an Annex for Multi-Generational Living
- Offering up to Four Double Bedrooms
- Stunning Re-Fitted Kitchen with Appliances
- Open-Plan Living Space with Stone Flooring
- Additional Sitting Room, or Fourth Bedroom, with Multi-Fuel Stove
- Large Bathroom with Bath and Separate Walk-In Shower
- Delightful Riverside Gardens
- Parking, Garage and Workshop



Overview

Nestled in the serene setting of Sulby, this modernised former Blacksmith's cottage presents a unique opportunity for those seeking a blend of historic charm and contemporary living. Spanning nearly 2,000 square feet, this detached cottage offers a tranquil riverside location, with fishing rights, perfect for those desiring a peaceful lifestyle while still being close to local amenities.

The property can be reached from both sides. On one side there is a gated driveway and double doors to take you through to the open-plan living space.. On the other side, there is a gated and pilored entrance with steps down to take you to a path leading to the utility room. The main open-plan living space offers areas for seating, dining, cooking and entertaining. This contemporary space is the heart of the home for families to enjoy and features a stylish re-fitted kitchen area that incorporates a centre island, with breakfast bar overhang, a dining area, with space for a family-sized dining table and chairs, followed by the comfortable seating area, all of which is enhanced by elegant stone flooring. The kitchen area also provides generous wall and base units, complemented by a slimline quartz countertop. Appliances include an in-keeping range oven, full height integrated fridge/freezer

and an integrated dishwasher. Next to the dining area is the useful utility room which has houses the oil fired Worcester boiler that has been installed in recent years.

There is an inviting sitting room which is bathed in natural light, thanks to double doors that open onto the rear garden. The room also offers a charming brick fireplace with a multi-fuel stove adding to the warmth and character, making it an ideal spot for cosy evenings. This versatile room could also serve as an additional fourth bedroom if desired. A door through from the sitting room leads through to the third bedroom which is currently used as an office, and benefits from having a separate washroom with wc. With minor adjustments, this washroom could be transformed into an en-suite, allowing this section of the property, with its own separate access, a suitable option for families seeking multi-generational living.

The property boasts two further double bedrooms, both equipped with built-in storage, and one featuring double doors that lead directly to the garden. The re-fitted contemporary family bathroom is spacious and offers a large walk-in shower, a separate p-shaped bath, and stylish fixtures. There is also a boot room which is a good size and provides additional storage.

Outside, the property there is a brickpaved driveway providing parking for two vehicles. There is also a roadside garage with a workshop below for additional storage. The front garden is laid to lawn, with tasteful fencing ensuring privacy. The rear garden is a true oasis, beautifully landscaped with mature shrubs and a peaceful seating area overlooking the Sulby River, perfect for fishing enthusiasts and nature lovers alike.

Agent's Note: This property is owned by a relative of an employee of Partners.

Additional Information

- uPVC Double Glazed Windows Throughout
- Worcester Bosch Oil Fired Boiler (installed in recent years)
- Fibre Broadband
- Will Appeal to TT Enthusiasts
- Ramsey Grammar School - 3.4 miles

Directions

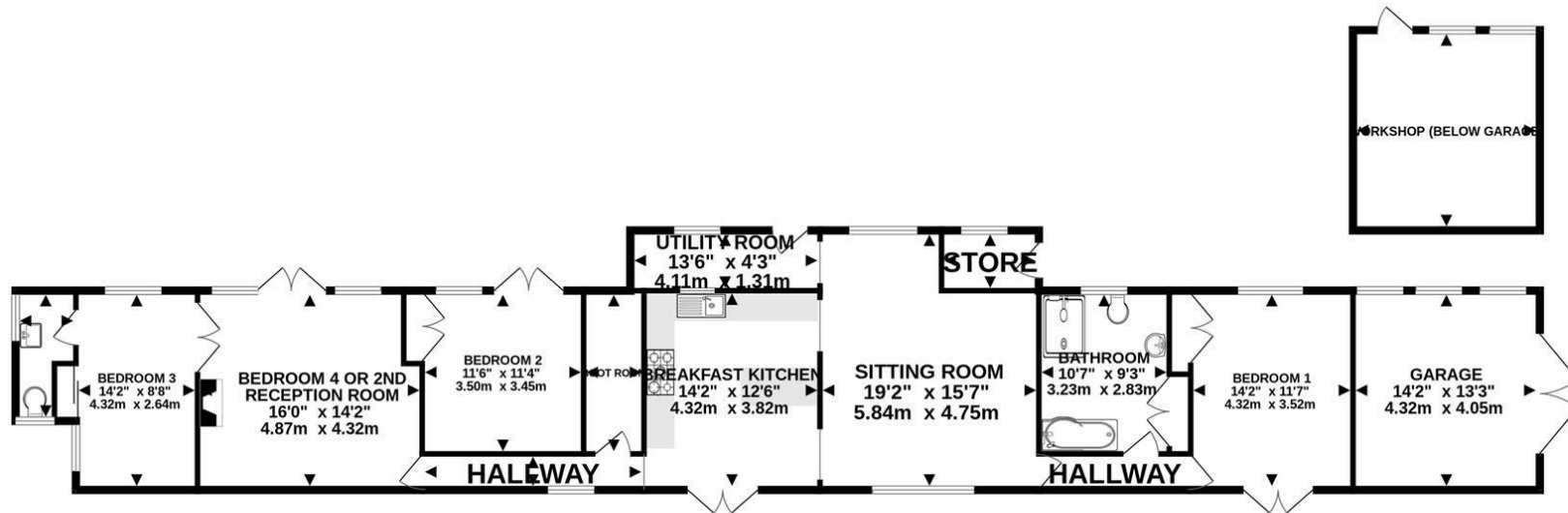
From Parliament Square in Ramsey travel in a southerly direction against the flow of the TT course for a little over 3 miles before taking a left turning into Carrick Park. Take the first right and the next right and Riverside can be found immediately in front identified by our for sale board.







GROUND FLOOR
1826 sq.ft. (169.7 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 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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