



## CLADDAGH HOUSE, SOUND ROAD

GLEN MAYE, IM5 3BJ

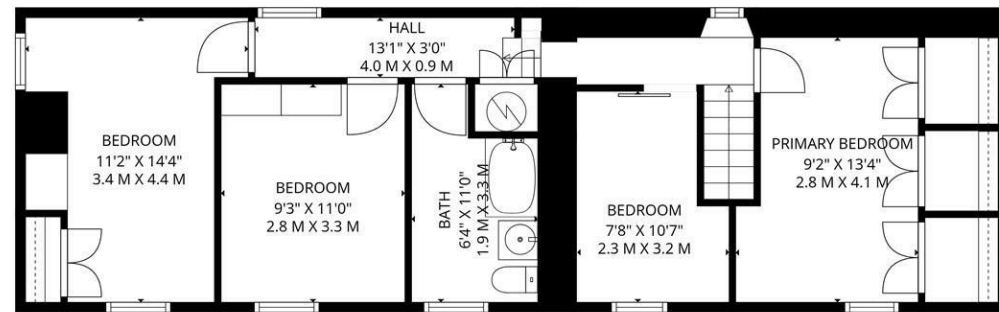
**£295,000**  
**FREEHOLD**

This detached rural cottage, set in approximately one acre of grounds, offers a wonderful opportunity to create a peaceful countryside retreat just a short drive from Peel and its local amenities. The property is in need of modernisation and refurbishment, providing scope for improvement and personalisation. Accommodation includes four double bedrooms, two reception rooms, a kitchen diner, and two bathrooms. Enjoying a tranquil setting with generous outdoor space, the cottage is offered for sale with no onward chain on a sold as seen basis, representing an excellent development or renovation project in a desirable rural location.

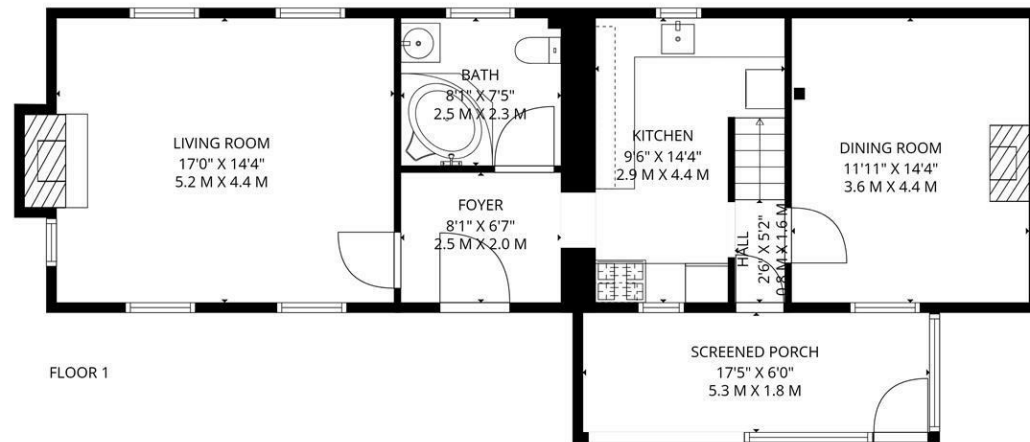




- Lovely Rural Detached Cottage Sitting in Approximately One Acre • Short Drive to Peel and all Local Amenities • In Need of Modernisation and Refurbishment • Grounds Extend to Approximately One Acre • Great Opportunity to Develop a Rural Retreat in a Peaceful and Tranquil Setting • Four Double Bedrooms • Two Reception Rooms • Two Bathrooms • Kitchen Diner • No Onward Chain - The Property and Grounds are being Offered for Sale on a Sold as Seen Basis



FLOOR 2



FLOOR 1



**TOTAL: 1008 sq. ft, 94 m2**  
 FLOOR 1: 343 sq. ft, 32 m2, FLOOR 2: 665 sq. ft, 62 m2  
 EXCLUDED AREAS: SCREENED PORCH: 105 sq. ft, 10 m2, DINING ROOM: 174 sq. ft, 16 m2, FOYER: 64 sq. ft, 6 m2,  
 KITCHEN: 122 sq. ft, 11 m2, FIREPLACE: 9 sq. ft, 1 m2, UNDEFINED: 16 sq. ft, 1 m2,  
 WALLS: 160 sq. ft, 15 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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