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Woodburn Cottage, Peel Road, St Johns, IM4 3LR
Asking Price £359,000

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This beautiful detached cottage is situated in the sought after village of St Johns within an easy walk of the arboretum, church and schools. The accommodation offers a sitting room with open fire, Kitchen/diner leading into a separate utility/pantry. The first floor includes 3 double bedrooms, study, shower room and separate WC. At the rear there is off road parking for 2 cars, a right of access is granted over the driveway to the right of the property. A large shed/workshop and an additional garden shed provides sufficient garden storage and work space. Both sheds have electric connected. The rear garden has been nicely maintained with a number of mature shrubs trees but predominately lawned. The garden slopes up towards a sun terrace which enjoys pretty views towards Slieau Whallian. An application has been permitted to alter and extend the dwelling with additional living accommodation. Application number 22/01555/B.



LOCATION

From Douglas travel west along the A1 towards Ballacraigne traffic lights in St Johns. Continue straight ahead and the property can be found a short distance on the right hand side.

ENTRANCE

Attractive part glazed door. Tiled floor. Stairs leading to upper floor.

LIVING ROOM *12' 10" x 12' 2" (3.9m x 3.7m)*

Carpet floor. Wooden beams. Radiator. Open grate fire with stone hearth and surround. Alcove either side of chimney breast. Satellite and television points. Fibre broadband connected. uPVC double glazed window to front aspect.

KITCHEN/DINER *14' 1" x 13' 9" (4.3m x 4.2m)*

Fitted with a good range of shaker style units to base and eye level units with laminate worktops over. 1 1/2 bowl stainless steel sink unit with mixer tap and drainer. Electric oven/grill and 4 ring induction hob with extractor above. Space for fridge freezer. Undercounter lights. Wooden beams. Tiled floor. Multiple plug sockets. uPVC double glazed window to rear aspect.

UTILITY ROOM *12' 2" x 6' 3" (3.7m x 1.9m)*

Vinyl flooring. Velux roof light. Plumbed for washing machine and dryer. Space for fridge freezer. Shelving and storage to one wall.

STORE ROOM *9' 2" x 7' 3" (2.8m x 2.2m)*

Housing Worcester oil fired central heating boiler. uPVC double glazed window. Door to rear garden.

FIRST FLOOR: LANDING

Carpeted floor.

STUDY *6' 7" x 6' 3" (2.0m x 1.9m)*

Carpeted floor. Radiator. Shelving. uPVC double glazed window to front aspect.

BEDROOM 2 *14' 5" x 11' 6" (4.4m x 3.5m)*

Currently being used as a Lounge. Carpeted floor. Multiple plug sockets. Radiator. uPVC double glazed to front aspect.

BEDROOM 1 *14' 5" x 11' 6" (4.4m x 3.5m)*

Carpeted floor. Radiator. uPVC double glazed window to front aspect. Cupboard with shelving and hanging space.

SHOWER ROOM

Modern two piece suite comprising large enclosed shower cubicle. Pedestal wash hand basin. Fully tiled walls and floor. Chrome heated towel rail. Radiator. uPVC double glazed to rear aspect.

CLOAKROOM

WC. Laminate floor. Opaque double glazed window to rear aspect. LED downlights.

BEDROOM 3 *9' 10" x 9' 6" (3.0m x 2.9m)*

Carpeted floor. Window to side aspect. Radiator. Part glazed door to rear garden.

PLANING PERMISSION

An application has been permitted to alter and extend the dwelling with additional living accommodation. Application number 22/01555/B.

OUTSIDE

At the rear there is off road parking for 2 cars, a right of access is granted over the driveway to the right of the property. A large shed/workshop and an additional garden shed provides sufficient garden storage and work space. Both sheds have electric connected. The rear garden has been nicely maintained with a number of mature shrubs trees but predominately lawned. The garden slopes up towards a sun terrace which enjoys pretty views towards Slieau Whallian.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

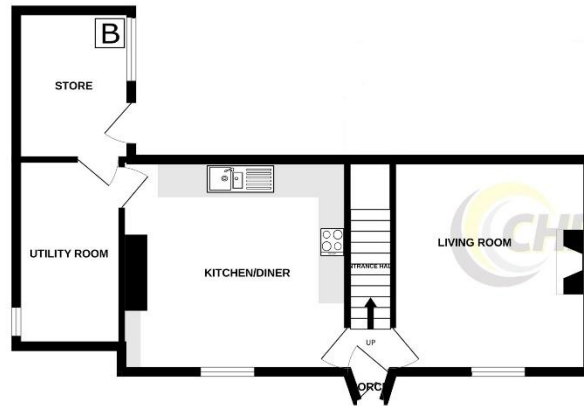
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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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