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Clough Willy Cottage, Tosaby Road, St Marks, IM9 3AN
Offers in the region of £895,000

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Nestled in an idyllic private location sits Clough Willy Cottage. This unique beautifully presented 3 bedroom is a single level traditional Manx cottage. The impressive grounds include 6.5 acres of immediate mature gardens with 2 large ponds and established tree lined boundaries. There is an adjoining field of 7 acres with gated access from the road, perfect for possible equine use or as additional lifestyle land. There is also a 900 sq ft Lodge style garage. An internal inspection is most highly recommended to appreciate this rare opportunity on offer!





LOCATION

From St Marks Church proceed North West towards the Eairy along the B35 which continues to the Tosaby Road. The entrance to Clough Willy Cottage can be found a short distance along on the left hand side, clearly identified by our For Sale Board.

HALLWAY

7' 7" x 6' 7" (2.3m x 2m)

Sky light. Tiled flooring. Coats cupboard.

INNER HALL

11' 6" x 8' 6" (3.5m x 2.6m)

Tiled flooring.

LOUNGE

23' 4" x 12' 2" (7.1m x 3.7m) max.

Feature fire with inset log burner. Door to outside. Wood flooring. Wall lights.

CONSERVATORY

French doors to rear garden. Tiled floor.

DINING KITCHEN

23' 4" x 9' 6" (7.1m x 2.9m) max

Cream shaker style base and eye level units. Laminate tops. Belfast sink. Tiled splash backs. Fully tiled floor. Appliances include Range master with double oven and 5 ring hob. Inset Bosch white fridge. Space for American style Fridge Freezer.

WET ROOM

Large wet room area. Wall mounted vanity wash hand basin. WC. Mirror cabinets. Fully tiled walls and floor. Under floor heating.

UTILITY ROOM

11' 6" x 7' 3" (3.5m x 2.2m)

Plumbed for washing machine and tumble dryer. Fully tiled floor. Stable door to outside.

Separate store cupboard / larder. Worcester Gas fired central heating boiler.

MASTER BEDROOM

17' 1" x 14' 9" (5.2m x 4.5m)

Views of the garden.

BATHROOM

Freestanding roll top bath. Pedestal wash hand basin. Bidet. WC. Fully tiled walls and flooring. Extractor.

BEDROOM 2

8' 10" x 14' 1" (2.7m x 4.3m)

Wood Flooring.

BEDROOM 3

10' 10" x 8' 10" (3.3m x 2.7m)

Dual aspect.

DOUBLE GARAGE

27' 11" x 27' 3" (8.5m x 8.3m)

2 up and over doors.

OUTSIDE

The impressive grounds include 6.5 acres of immediate mature gardens with 2 large ponds and established tree lined boundaries. There is an adjoining field of 7 acres with gated access from the road, perfect for possible equine use or as additional lifestyle land. There is also a 900 sq ft Lodge style garage.

SERVICES

Mains water, electricity and drainage installed. Oil fired central heating.

VIEWINGS

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

POSSESSION

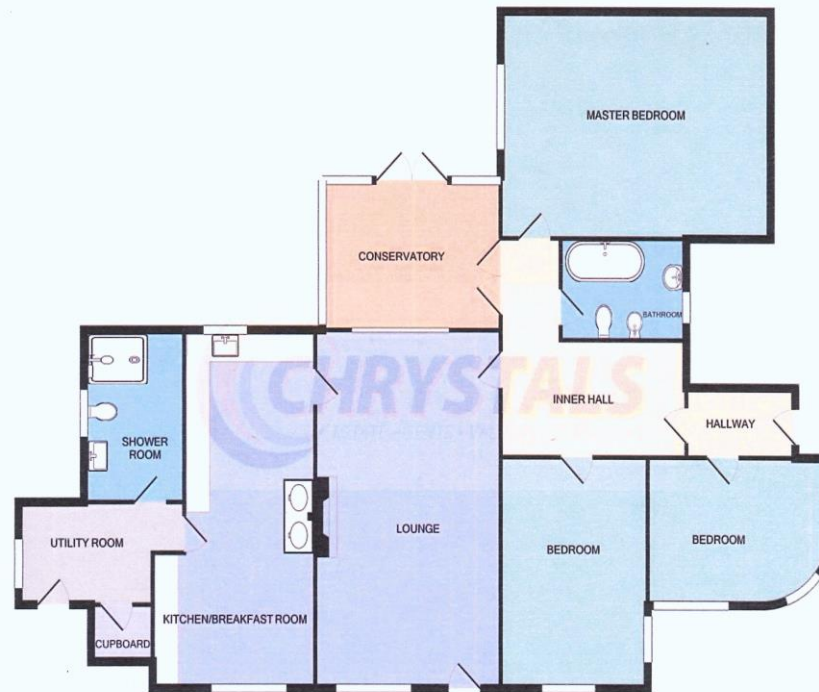
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Since 1854



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