



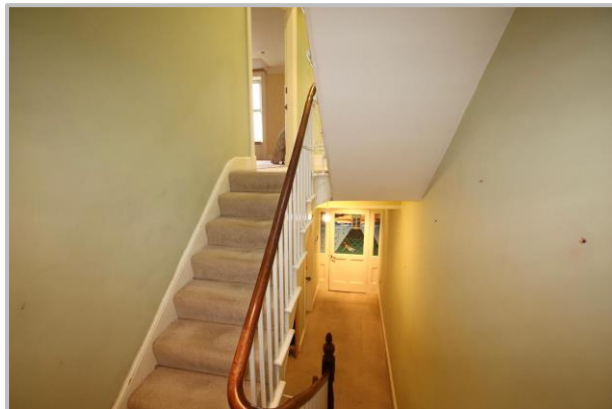
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3 Peveril Terrace, Peel, IM5 1PH
Asking Price £495,000

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Behind the jade green painted elevation lies this wonderful town house, having an enviable position enjoying superb views across Peel Bay to the castle, breakwater and beach. The property was fully redesigned and fully refurbished to an exacting standard some twenty or so years ago. The small rooms have been replaced with larger internal layout to provide comfortable accommodation across four storeys with glazed conservatory atrium covering the former yard and private top floor balcony affording a spectacular vista to the West. The accommodation provides four reception rooms, Andrew Williamson hand crafted kitchen and cabinetry, three double bedrooms, two bathrooms, cloakroom and small mezzanine study deck. Underfloor heating throughout. Beyond the rear lane is a large walled garden, single garage and two car spaces. There is also a lawn garden area beyond the front taking in the picturesque setting out to sea.





LOCATION

From entering Peel from St. Johns, pass the QE11 High School along the A1. Turn right at the junction into Albany Road and follow to the junction. Travel across into Church Street and follow the bend into Peveril Road and continue up and along (A4) taking the third left turn into Peveril Terrace. The approach loops both ends of the terrace.

VESTIBULE

Panelled door with fanlight. Inner part glazed door with commissioned stained glass panel (by artist Julie Ann Denton depicting Peel Cathedral).

HALL

10' 6" x 5' 11" (3.2m x 1.8m)

Coved ceiling. Fitted bookcase. Stairs to upper levels.

THROUGH LOUNGE/DINING ROOM

13' 1" x 14' 5" (4m x 4.4m) & 14' 1" x 11' 10" (4.3m x 3.6m)

Welsh/Manx Slate open fire with victorian inset. Built-in shelved cupboard. Ceiling speakers. Views to Peel Bay, Castle and outer Harbour. Window storage cupboards.

LIBRARY

20' 4" x 10' 2" (6.2m x 3.1m)

Andrew Williamson fitted bookcases along two walls. Concealed safe. Cupboards. French doors to :

CONSERVATORY GLAZED ATTRIUM

22' 0" x 7' 3" (6.7m x 2.2m)

With access to mezzanine study area above. Tiled floor. Steps down to lower ground floor. Cloakroom and door to outside rear lane and walled garden.

MEZZANINE LEVEL

7' 3" x 6' 11" (2.2m x 2.1m)

Accessed by nautical style ladder steps.

CLOAKROOM

WC. Tiled floor.

LOWER GROUND FLOOR

Internal stairs lead down to inner hall. Built-in cupboard.

KITCHEN

15' 9" x 12' 6" (4.8m x 3.8m)

Andrew Williamson handcrafted kitchen units in Beech. Flecked sand, grey, pink and black granite worktops. Twin belfast sink with mixer tap. Sub zero fridge and two freezer drawers. Integrated Neff dishwasher and Microwave. Fitted bookcases, two double shelved cupboards with storage over. Range of base units with integrated granite drainer to sink. La Conche range with gas and electric oven, warming drawer, warming oven and charcoal grill with five ring gas hob. Industrial strength extractor fan above. Tiled floor. Pan rack. French door to conservatory. Steps up glazed atrium conservatory

BREAKFAST ROOM

17' 5" x 13' 9" (5.3m x 4.2m)

Tiled floor. Large built-in shelved cupboard.

FIRST FLOOR: HALF LANDING

UTILITY ROOM

6' 11" x 6' 3" (2.1m x 1.9m)

Access from utility to plant room which houses megaflow, worcester bosch gas central heating boiler, manifolds for underfloor heating, collection point for vacuum cleaning system. Utility area has base and wall units. Miele washer and dryer, two sinks, tiled floor.

BEDROOM 3

10' 6" x 10' 6" (3.2m x 3.2m)

Ceiling speaker.

FULL LANDING

BEDROOM 1

18' 4" x 17' 1" (5.6m x 5.2m)

Fitted Andrew Williamson furniture includes 3 double wardrobes, bank of chest of drawers. 2 windows affording breath-taking views to the West, overlooking Peel Bay, Castle and breakwater.

ENSUITE BATHROOM

Mood lighting. Jacuzzi bath, bidet, WC and large fully tiled shower cubicle. Tiled floor. Heated towel rails. Vanity wash hand basin. Large wall mirror.

SECOND FLOOR: LANDING

Built in heated shelved linen cupboard.

JACK & JILL BATHROOM

Panelled bath, WC, shower cubicle, glass bowl wash hand basin on pine drawer unit. Tiled floor. Heated towel rail. Extractor fan. Tiled splashback.

BEDROOM 2

18' 8" x 14' 1" (5.7m x 4.3m) overall

Undereaves storage cupboards. UPVC double glazed french doors onto private balcony overlooking the bay, castle, breakwater and beach.

BALCONY

9' 10" x 4' 7" (3m x 1.4m)

OUTSIDE

Across the communal rear lane is a walled garden. Small Detached Garage. Two car parking spaces. To the front is a lawn area with seating area looking out over the bay.

SERVICES

Mains water, electricity and drainage. Gas central heating boiler. Underfloor heating throughout.

VIEWING

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

POSSESSION

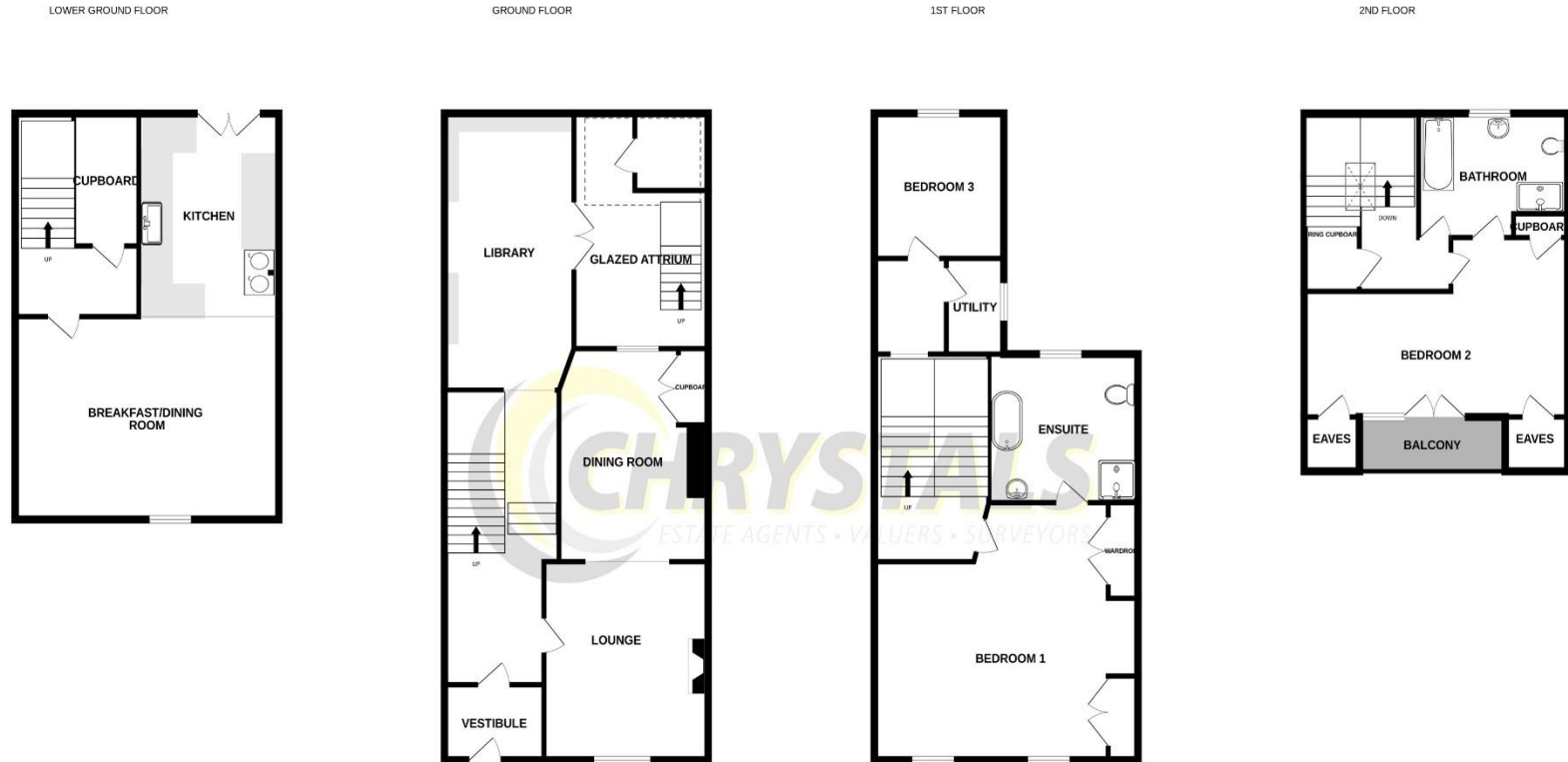
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