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The Old Vicarage, Kionslieu Hill, Foxdale, IM4 3HB  
**Asking Price £895,000**



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Standing proud in a large tree lined garden, The Old Vicarage is a lovely period detached family house dating back to the late 1890's. This character property has been sympathetically extended and modernised to provide comfortable family accommodation with four reception rooms, fitted country kitchen with link to pantry and utility/boot room. The first floor offers five double bedrooms, ensuite shower room and family bathroom. There is an attached double garage, patio areas and gated gravelled driveway with parking area to the front and gated private driveway to the rear. The ample walled garden surrounds the house and provides a safe lawn for children and pets.





## LOCATION

From The Cooil Road roundabout south of Douglas, take the A24 through to the Braaid. Continue heading west along the A24. Follow around the bend in the road at The Fairy and follow on to Foxdale. Pass the clock tower and take next right turn into Kionslieu Hill. Continue a short distance up the hill to where The Old Vicarage can be found on the right hand side.



## ENTRANCE VESTIBULE

Period arched panelled door with fanlights surrounding. Victorian tiled mosaic floor. Dado rail.

## HALL

Coved ceiling. Radiator. Dado rail. Understairs storage cupboard.

## CLOAKROOM

Low level WC and vanity wash hand basin. Heated towel rail.

## FAMILY ROOM

14' 8" x 14' 2" (4.47m x 4.33m)

Coved ceiling. Picture rail. Radiator. Attractive fire surround on black slate hearth, inlay surround with multi fuel stove. Two sash windows.

## SITTING ROOM

14' 4" x 16' 5" (4.37m x 5m)

Coved ceiling. Frieze. Picture rail. Two radiators. Two sash windows. Attractive fire surround black tiled hearth with open grate. Two wall light points.

## STUDY

14' 1" x 9' 10" (4.3m x 3m)

Radiator. Dado rail. Double glazed French doors to balcony overlooking garden.

## DINING ROOM

15' 3" x 11' 10" (4.64m x 3.60m)

Coved ceiling. Electric log effect fire on tiled hearth. Radiator. Tiled floor. Bookshelves. Open to

## KITCHEN

14' 6" x 9' 5" (4.42m x 2.87m)

Fitted country style base and wall units. Belfast sink. Granite worktops and upstands. Heated towel rail. Falcon range oven with five ring gas hob, Falcon extractor hood. Tiled splashback. Pan drawers. Shelved dresser type cupboard. Space for upright fridge freezer. Tiled floor.

## INNER HALL

Radiator. Flagstone floor. Double glazed french door to rear garden.

## PANTRY

8' 10" x 8' 6" (2.7m x 2.6m)

Fitted base cupboards. Oak worktops. Two upstanding shelved cupboards. Flagstone floor.

## UTILITY/BOOT ROOM

10' 6" x 7' 10" (3.2m x 2.4m)

Two full height cupboards, one housing the oil fired central heating boiler. Fitted Oak seat and shoe rack. Overhead storage. Base units with Oak worktops. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Flagstone floor. Double glazed French doors to garden.

## FIRST FLOOR: HALF LANDING

Stairs from hall to half landing. Radiator. Dado rail.

## BEDROOM 5

9' 5" x 13' 6" (2.86m x 4.11m)

Radiator.

## BATHROOM

Panelled bath, shower attachment with mixer tap and tiled side. Tiled walls and floor. Pedestal wash hand basin and WC. Shower enclosure. Heated towel rail. Extractor fan.

## FULL LANDING

Dado rail.

## BEDROOM 4

13' 5" x 10' 2" (4.08m x 3.09m)

Radiator.

## BEDROOM 3

15' 1" x 11' 11" (4.6m x 3.64m)

Cupboard housing hot water tank. Radiator. Loft hatch with slingsby ladder (loft boarded with potential for conversion).

## BEDROOM 2

14' 8" x 13' 1" (4.47m x 4m)

Radiator. Two sash windows.

## **BEDROOM 1**

16' 5" x 14' 1" (5m x 4.3m)

Wall radiator. Coved ceiling. Two sash windows. Period style gas fire (disconnected) on tiled hearth. Fitted bank of two double wardrobes and single with mirrored doors.

## **ENSUITE BATHROOM/WC**

Walk-in shower, low level WC and pedestal wash hand basin. Heated towel rail. Fully tiled walls to shower and floor.

## **ATTACHED DOUBLE GARAGE**

20' 0" x 20' 4" (6.1m x 6.2m)

Electric up and over door. Power and light. Plumbing for washing machine.

## **OUTSIDE**

The gardens are laid mainly to lawn with shrubs, hedges and mature trees. A gated gravel drive leads to the front of the house, the double garage and a parking area for several cars. A second paved driveway gives gated access to the rear. An additional garden to the side of the house is enclosed by Manx stone walls and offers complete privacy, with two flagged seating areas and lovely rural views.

## **SERVICES**

Mains water, electricity and drainage. Oil central heating. Mains gas.

## **VIEWING**

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

## **POSSESSION**

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





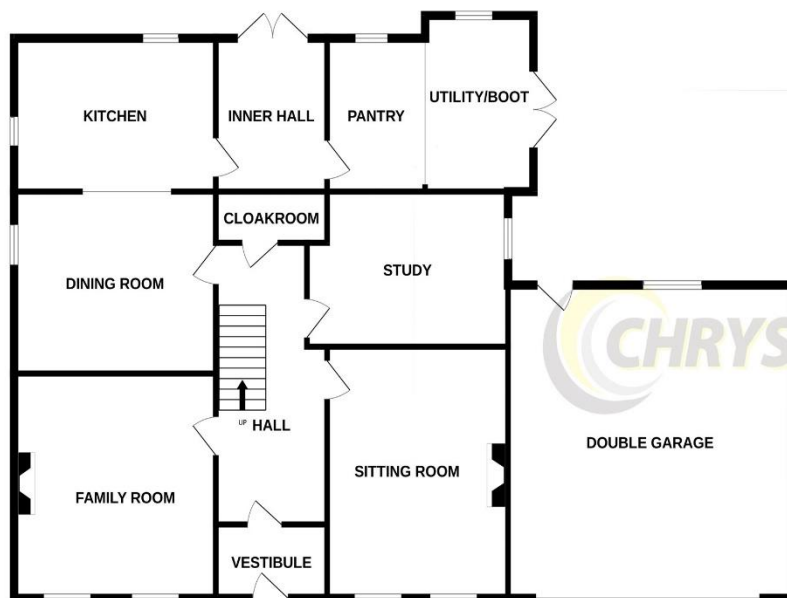




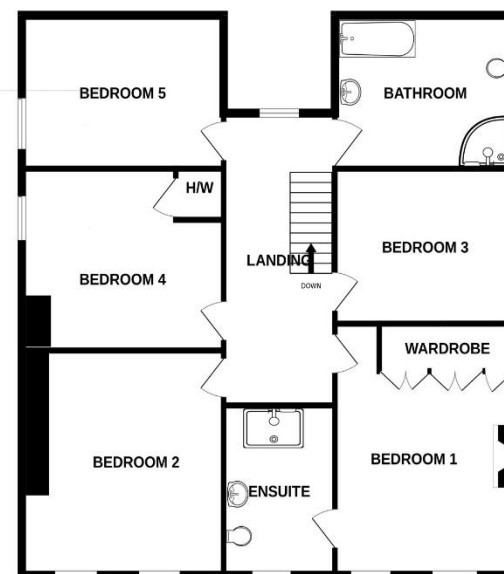




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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