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7 Quarry Lane, Slieau Whallian View, Peel, IM5 1QQ
Asking Price £750,000

Excellent opportunity to acquire a modern detached family home in a highly desirable location in Peel, within easy reach of Peel centre, the marina, shops, swimming pool, pubs, schools, restaurants, promenade, beach, and Peel Castle. Douglas town centre is just a 15–20 minute drive away. Nestled in a sought-after cul-de-sac, this superbly presented residence offers a move-in-ready lifestyle with luxury fixtures and fittings throughout, including, a stunning contemporary kitchen and elegant bathrooms. The property benefits from the balance of a 10-year NHBC guarantee for added peace of mind. Ground floor highlights include underfloor heating, a welcoming reception hall with a cloakroom (WC), a spacious living room, a light filled open plan ultra-modern dining, kitchen and living space featuring floor-to-ceiling bi-folding doors that open to a patio and large private garden with south facing aspects and countryside views.



A third reception room provides excellent versatility as a snug, home office, playroom or fifth bedroom. There is also a well-equipped utility room with ample storage and a large, bright double garage with direct access to the garden. Ascending to the first floor, there are four well-proportioned bedrooms with sleek built in storage; the spacious master includes a luxury ensuite and a fitted walk in wardrobe. The second bedroom boasts another luxury ensuite and uninterrupted countryside views. A stylish family bathroom completes the internal layout. The attic space is boarded for excellent additional storage. Set on arguably the best plot within this housing development enjoying rural views, the rear garden is lawned and benefits from a private patio, ideal for entertaining and al fresco dining. The front garden is open plan with a well-kept lawn, while a large block-paved driveway offers off-road parking for five vehicles and access to the large double garage.

LOCATION

Travelling into Peel on the A1 from St Johns, pass QE2 School and turn right onto Albany Road. Turn right onto Derby Road and continue past Tescos and the Western Swimming Pool. At the second roundabout turn right and continue straight ahead taking the second turning on the left and the property can be found at the end of the cul de sac.

ENTRANCE

LIVING ROOM

13' 5" x 17' 9" (4.1m x 5.4m)

DINING AREA

14' 1" x 12' 10" (4.3m x 3.9m)

SITTING AREA

14' 1" x 13' 1" (4.3m x 4m)

KITCHEN

11' 2" x 12' 10" (3.4m x 3.9m)

UTILITY

5' 11" x 12' 10" (1.8m x 3.9m)

STUDY

10' 6" x 17' 9" (3.2m x 5.4m)

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

13' 5" x 15' 1" (4.1m x 4.6m)

DRESSING ROOM

6' 7" x 5' 7" (2m x 1.7m)

ENSUITE

6' 11" x 10' 6" (2.1m x 3.2m)

FRONT BEDROOM

10' 6" x 10' 10" (3.2m x 3.3m)

REAR BEDROOM

9' 10" x 11' 6" (3m x 3.5m)

ENSUITE

5' 11" x 7' 3" (1.8m x 2.2m)

FAMILY BATHROOM

7' 3" x 9' 10" (2.2m x 3m)

REAR BEDROOM

12'1" x 11'6" (3.69m x 3.5m) into wardrobe

ATTACHED DOUBLE GARAGE

18' 1" x 18' 1" (5.5m x 5.5m)

OUTSIDE

Set on arguably the best plot within this housing development enjoying rural views, the rear garden is lawned and benefits from a private patio, ideal for entertaining and al fresco dining. The front garden is open plan with a well-kept lawn, while a large block-paved driveway offers off-road parking for five vehicles leading to double garage.

SERVICES

Mains water, electricity and drainage. Gas central heating with Megaflo. Underfloor heating to ground floor.

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.

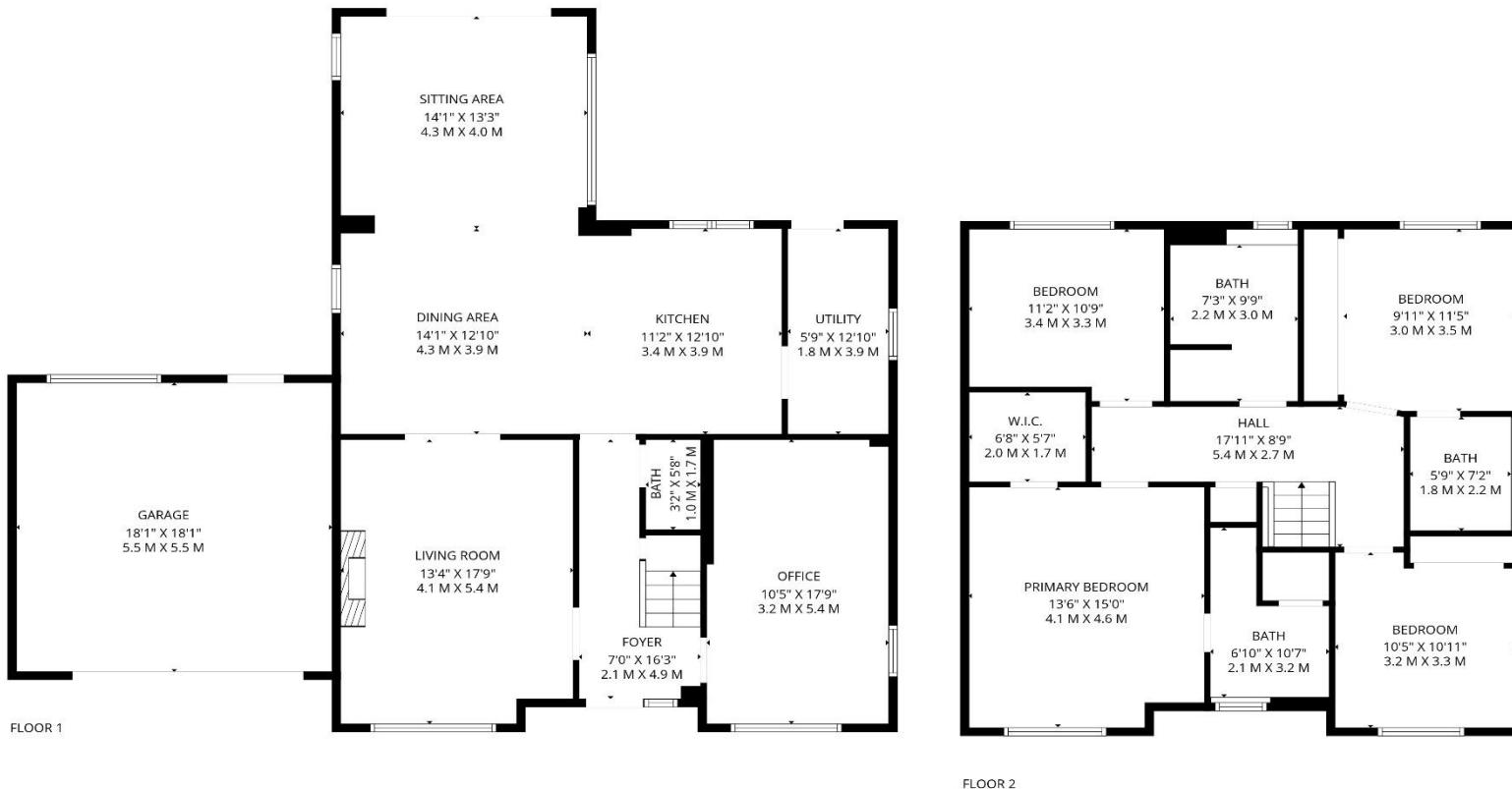
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TOTAL: 2027 sq. ft, 188 m²



FLOOR 1: 1067 sq. ft, 99 m², FLOOR 2: 960 sq. ft, 89 m²
 EXCLUDED AREAS: GARAGE: 326 sq. ft, 30 m², UTILITY: 74 sq. ft, 7 m², WALLS: 170 sq. ft, 16 m²

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

Since 1854

DOUGLAS

31 Victoria Street
 Douglas IM1 2SE
 T. 01624 623778
 E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
 Port Erin IM9 6RA
 T. 01624 833903
 E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

