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Rose Cottage, Cronk Y Dhooney, Colby, IM9 4BS
Asking price £299,000

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REDUCED FOR QUICK SALE - Suitable for cash buyers. Pretty detached Manx stone cottage in a picturesque semi-rural location, with superb uninterrupted views over the surrounding countryside through to the southern coastline. The ground floor accommodation comprises garden room, cosy 'snug', good sized lounge, breakfast kitchen, boiler room/pantry, utility room and integral garage. To the first floor there is a generous bedroom which offers spectacular and panoramic, rural views, dressing area and bathroom (converted from the original 3 bedrooms). Outside is a pretty lawned front garden with decked area to enjoy the fabulous outlook, garden store and driveway. Requires modernisation.



LOCATION

Travelling from Port Erin towards Colby on the A7 turn left at the white Chapel signposted Ballakilpheric. Proceed ahead up the Ballakilpheric Road until you reach a Chapel on the left hand side. Turn right directly opposite the Chapel and proceed to the end the track and bear left. Rose cottage can be found a short distance along on the right hand side.

GARDEN ROOM

7' 1" x 13' 0" (2.16m x 3.96m)

Super views over the garden and surrounding countryside. Tiled floor. French doors.

SNUG

14' 6" x 9' 3" (4.42m x 2.82m)

Feature fireplace (currently capped off). Bar area. Double doors to:

LOUNGE

14' 2" x 14' 11" (4.31m x 4.54m)

Stairs leading to first floor. Warm and welcoming room with attractive open fireplace, with fitted cupboards to each side. Tongue and groove ceiling, understairs cupboard. Double doors leading to snug. Step up to:

BREAKFAST KITCHEN

10' 10" x 14' 2" (3.30m x 4.31m)

Good range of wall and base units with contrasting worktops incorporating stainless steel double sink unit, gas double oven, gas hob, and fridge/freezer. Complete with a breakfast bar and cupboard for extra storage (with 'pull down' ironing board). Excellent open rural views.

BOILER ROOM/PANTRY

Valliant gas central heating combi boiler.

UTILITY ROOM

Base units with worktop, fitted shelving, plumbing for washing machine, Velux roof light. Door to:

INTEGRAL GARAGE

13' 10" x 14' 10" (4.21m x 4.52m)

Access door. Light and power. Storage above. Up and over garage door.

FIRST FLOOR

LANDING

BATHROOM

15' 9" x 8' 3" (4.80m x 2.51m)

Fitted suite comprising panelled bath, shower enclosure, wash hand basin, w.c., built-in cupboards, part tiled walls.

BEDROOM

14' 3" x 16' 0" (4.34m x 4.87m)

Lovely bright and spacious room with fabulous rural views over the Manx countryside and towards the southern coastline. Good range of built-in furniture including double wardrobe. L-shaped dressing area. Tongue and groove ceiling. Opening to attic space.

OUTSIDE

To the front of the property is an extensive lawn, complimented by flowerbeds and surrounding open fields. Lovely decked area,

perfect for family get-togethers! Stone store which comprises a roof light, 2 x access doors, light and power. Driveway. Additional garden to the rear, suitable for extension to property, subject to planning permission.

SERVICES

Mains water, drainage and electricity. Gas central heating (tank). Mainly UPVC double glazing throughout.

POSSESSION

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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

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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