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Meadow Court, The Links, Peel, IM5 1LN  
**Asking Price £1,395,000**

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A spacious detached family house set in circa 0.91 acres of landscaped gardens adjacent to the Peel Golf course. The expansive accommodation extends to 5,700 sq ft and provides a generous lounge, separate dining room, large conservatory, study and breakfast kitchen. There are five bedrooms, three en-suites and family bathroom. There is a separate self-contained/integral ground floor annexe with lounge, conservatory, galley kitchen, double bedroom and bathroom/wc. This creates extra space as a rental investment or pied a terre for dependant relative. To appreciate the scale of the house, viewing is most strongly recommended.



## **LOCATION**

From St Johns head West on the A1 to Peel. Pass QE2 school located on the right hand side and take the next left into The Links. Meadow Court can be found on the left hand side, bordering onto Peel Golf Club.

## **VESTIBULE**

uPVC front door. Ornate ceiling. Ceiling rose. Panelled walls. Tiled floor. Part glazed wood French double doors to

## **HALL**

Ornate coving. Ceiling rose. Landings provide attractive panelled walls. Under stairs cupboards. Door to annex.

## **LOUNGE**

43' 6" x 16' 10" (13.25m x 5.13m)

Spacious room. Ornate coved ceiling with ceiling rose. uPVC double glazed windows to rear, side and front fitted with Apollo venetian blinds. uPVC double glazed French doors to rear. Part glazed double French doors to dining room. Open arch to library area. Feature fireplace with built-in stove and marble hearth. Neville Johnson fitted TV cabinet.

## **LIBRARY AREA**

Bay window which enjoys views to the front aspect. Feature Oak fitted Neville Johnson bookcases, window seat and cupboards. Panelling to walls.

## **DINING ROOM**

19' 0" x 12' 11" (5.79m x 3.93m)

Light and airy conservatory. Ornate coved ceiling with ceiling rose. Two double French uPVC double glazed doors to Conservatory. Part glazed doors to breakfast kitchen.

## **CONSERVATORY**

22' 9" x 18' 0" (6.93m x 5.48m)

Views across the rear garden and golf course beyond. Ceiling fans and lights. Polycarbonate roof. uPVC double glazed French doors to rear and uPVC double glazed windows with top opening sashes on three aspects. All windows and doors fitted with venetian blinds. Wall lights. Tiled floor.

## **BREAKFAST KITCHEN**

19' 11" x 14' 2" (6.07m x 4.31m)

Country kitchen with laminate work surfaces. Freestanding Stoves cooker with 7 gas rings. Good range of wall and base units with integrated appliances include stainless steel microwave oven and dishwasher. Space for large fridge freezer. 1 1/2 inset White ceramic sink, drainer with mixer tap. Kitchen island. Dining area with room for a table and chairs. uPVC double glazed rear door. Amtico style flooring. Coved ceiling. Downlights. Part tiled. Door to hall.

## **UTILITY**

12' 6" x 5' 7" (3.81m x 1.70m)

Range of wall and base units with laminate work surfaces. Inset 1 1/4 bowl sink, drainer with mixer tap. Plumbed for washing machine. uPVC door to rear with double glazed front and side lights. Coved ceiling.

## **STUDY**

13' 1" x 11' 9" (3.98m x 3.58m)

Bespoke Neville Johnson fitted furniture. Ornate coving. Ceiling lights. Panelled walls. uPVC double glazed window to side aspect.

## **CLOAKROOM**

6' 6" x 4' 10" (1.98m x 1.47m)

Suite comprising pedestal wash hand basin and toilet. Tiled floor. uPVC double glazed window to front. Ornate coved ceiling. Downlights. Part tiled walls.

## **CUPBOARD** 4' 11" x 2' 10" (1.50m x 0.86m)

Storage cupboard with hanging rails and shelves. uPVC double glazed window with venetian blind.

## **FIRST FLOOR: LANDING**

Impressive open landing area. Coved ceiling. Downlights. Built-in airing cupboard. Large open seating area with three uPVC double glazed windows to front aspect.

### **BEDROOM 1** 20' 0" x 16' 7" (6.09m x 5.05m)

This room enjoys a private balcony with stunning views accessed via uPVC double glazed French doors. Views over garden and Golf Course. Built-in wardrobes and dressing table. Canopy over bed. Coved ceiling. Inset downlights. uPVC double glazed window to side aspect.

### **ENSUITE BATHROOM**

11' 0" x 7' 9" (3.35m x 2.36m)

Suite comprising whirlpool bath with shower over, toilet and wash hand basin. built-in units with laminate surface and twin inset basins. Coved ceiling. Downlights. uPVC double glazed window to front.

### **BEDROOM 2**

17' 9" x 16' 5" (5.41m x 5.00m)

uPVC double glazed window to side. uPVC double glazed French doors to balcony offering views over garden and golf course. Coved ceiling. Downlights.

### **ENSUITE BATHROOM**

11' 2" x 7' 2" (3.40m x 2.18m)

Comprising corner shower, double ended bath with mixer taps over, pedestal wash hand basin, bidet and WC. uPVC double glazed window to side. Ladder towel rail. Fully tiled walls and floor. Coved ceiling. Downlights.

### **BEDROOM 3**

17' 0" x 16' 11" (5.18m x 5.15m)

Coved ceiling. Ceiling lights. uPVC double glazed window to three aspects.

### **ENSUITE BATHROOM**

11' 11" x 7' 9" (3.63m x 2.36m)

Comprising walk-in shower, double ended bath, feature basin on shelf with storage under and WC. Chrome ladder towel rail. Coved ceiling. Downlights. Fully tiled

### **BEDROOM 4**

13' 10" x 12' 3" (4.21m x 3.73m)

uPVC double glazed window to rear aspect. Open arch to dressing area. Coved ceiling. Ceiling lights.

### **ENSUITE BATHROOM**

8' 5" x 6' 4" (2.56m x 1.93m)

Suite comprising bath with rainwater and hand spray over, pedestal wash hand basin and WC. Chrome ladder towel rail. Built-in storage cupboard. Coved ceiling. Downlights. uPVC double glazed window to rear aspect. Fully tiled.

### **BEDROOM 5**

11' 3" x 10' 2" (3.43m x 3.10m)

Two uPVC double glazed windows to front. Coved ceiling. Ceiling light.

### **ANNEX**

#### **HALL**

Coved ceiling. Doors leadings to bedroom and lounge. Open cupboard with rail and shelf.

#### **BEDROOM**

17' 4" x 14' 8" (5.28m x 4.47m)

uPVC double glazed window to front aspect and garden. uPVC double glazed French doors to garden. Coved ceiling.

#### **LOUNGE**

17' 3" x 17' 0" (5.25m x 5.18m)

Feature wood mantle and fire surround with inset electric fire. Wall lights. Open arch to conservatory. Coved ceiling. Ceiling light and feature rose. uPVC double glazed window to front.

#### **CONSERVATORY**

15' 0" x 14' 9" (4.57m x 4.49m)

Polycarbonate roof with ceiling fan and lights. Dwarf wall with uPVC double glazed window and double French doors to garden.

#### **KITCHEN**

17' 0" x 6' 8" (5.18m x 2.03m)

Kitchen wall and base units with laminate work surfaces, inset electric hob with under counter double oven and grill. Plumbed for washing machine. Space for free standing fridge freezer. Coved ceiling. uPVC double glazed windows to front and rear. Part tiled. Door to main house.

## **BATHROOM**

10' 1" x 5' 6" (3.07m x 1.68m)

Suite comprising walk-in shower, pedestal wash hand basin and toilet. Tiled floor. Coved ceiling. uPVC double glazed window to front.

## **OUTSIDE**

The property sits within landscaped gardens extending to approximately 0.9 acre. Pillared entrance with wide gravel drive and parking area. Mature shrubs and trees within the attractive landscaped gardens. Sweeping lawns and well stocked borders are complimented by the decked and paved seating areas designed to make the most of the wonderful views across the open golf course beyond.

**GARAGE:** Attractive, cottage-like design which provides plenty of storage and work space.

## **SERVICES**

Mains water, electricity and drainage installed. Gas fired central heating. Three boilers, one glow worm provides hot water and central heating upstairs and another downstairs. A further Vaillant boiler provides hot water and central heating to the self contained annex

## **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.

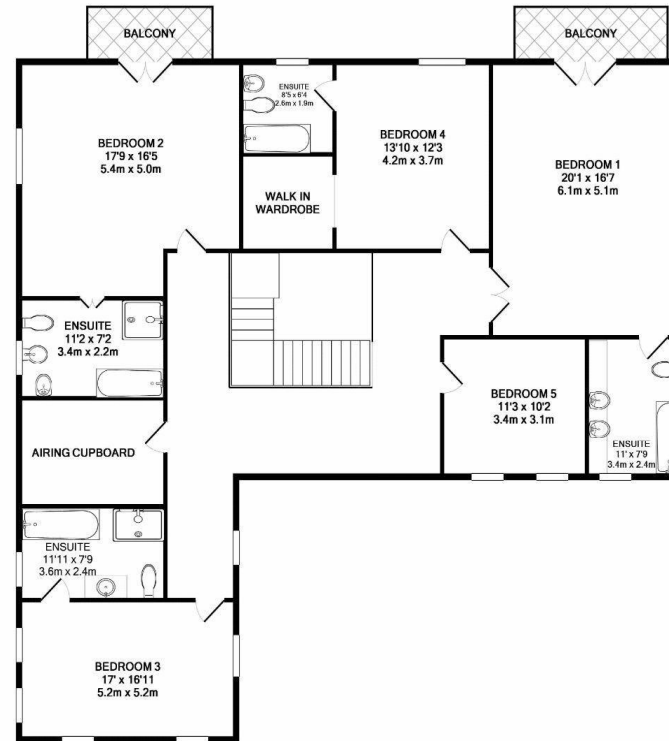
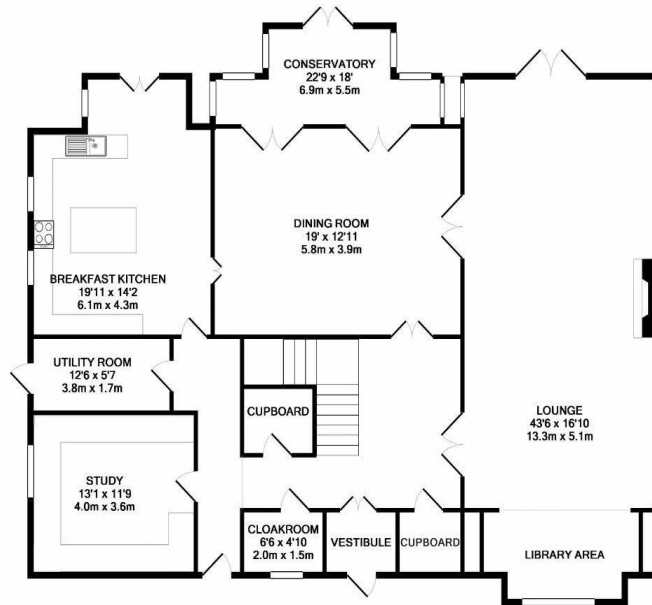
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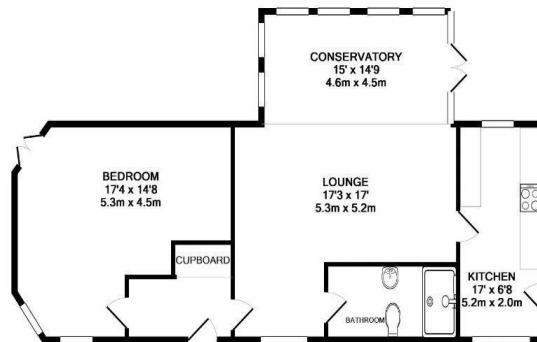








1ST FLOOR  
APPROX. FLOOR  
AREA 1898 SQ.FT.  
(176.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 2572 SQ.FT.  
(239.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4471 SQ.FT. (413.3 SQ.M.)

Since 1854



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