



6 The Millrace, Sulby, Isle Of Man, IM7 2HT
Asking Price £735,000



- **Stunning Riverside Setting – Peaceful, private, and perfectly positioned in the heart of Sulby’s sought-after countryside.**
- **Executive Living Space – Approx. 2,373 sq.ft. with four double bedrooms, two en-suites, and exceptional entertaining areas.**
- **South-Facing Garden & Gated Drive – Landscaped, sun-soaked garden with a summerhouse and hot tub, complemented by secure gated parking.**



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A Truly Exceptional Riverside Residence – Luxury Living in the Heart of Sulby

Rarely does a property of this calibre come to market. Set within a prestigious and highly sought-after cul-de-sac in the picturesque heart of Sulby, this stunning executive home blends timeless Georgian-style charm with sleek modern living, all overlooking a peaceful riverside setting.

Offering approx. 2,373 sq.ft. of immaculately presented space, the home impresses from the outset with its striking double-fronted façade and grand entrance hall. The 22ft dual-aspect living room is flooded with natural light and features a log burner and doors opening to the sun-soaked south-facing garden.

Opposite, a flexible second reception room, currently a home office, was originally designed as a formal dining room, offering scope for a variety of uses. The open-plan kitchen, fitted with quality units and appliances, flows into a bright, airy conservatory dining area, perfect for both entertaining and daily living. A separate utility room with internal garage access and a guest WC complete the ground floor.

Upstairs, the spacious landing leads to four generous double bedrooms. The primary and second bedrooms both benefit from stylish en-suite shower rooms, while a sleek family bathroom serves the remaining two bedrooms.

Outside, the landscaped rear garden is a tranquil haven—sunny, private, and low maintenance. Featuring a dedicated patio for dining and an open summerhouse currently housing a hot tub, the garden offers the perfect setting for both relaxation and entertaining. A gated driveway provides ample off-road parking and enhances the property's executive appeal.

Executive homes of this standard, in such a desirable location, are a rare find. Early viewing is not just recommended – it's essential.





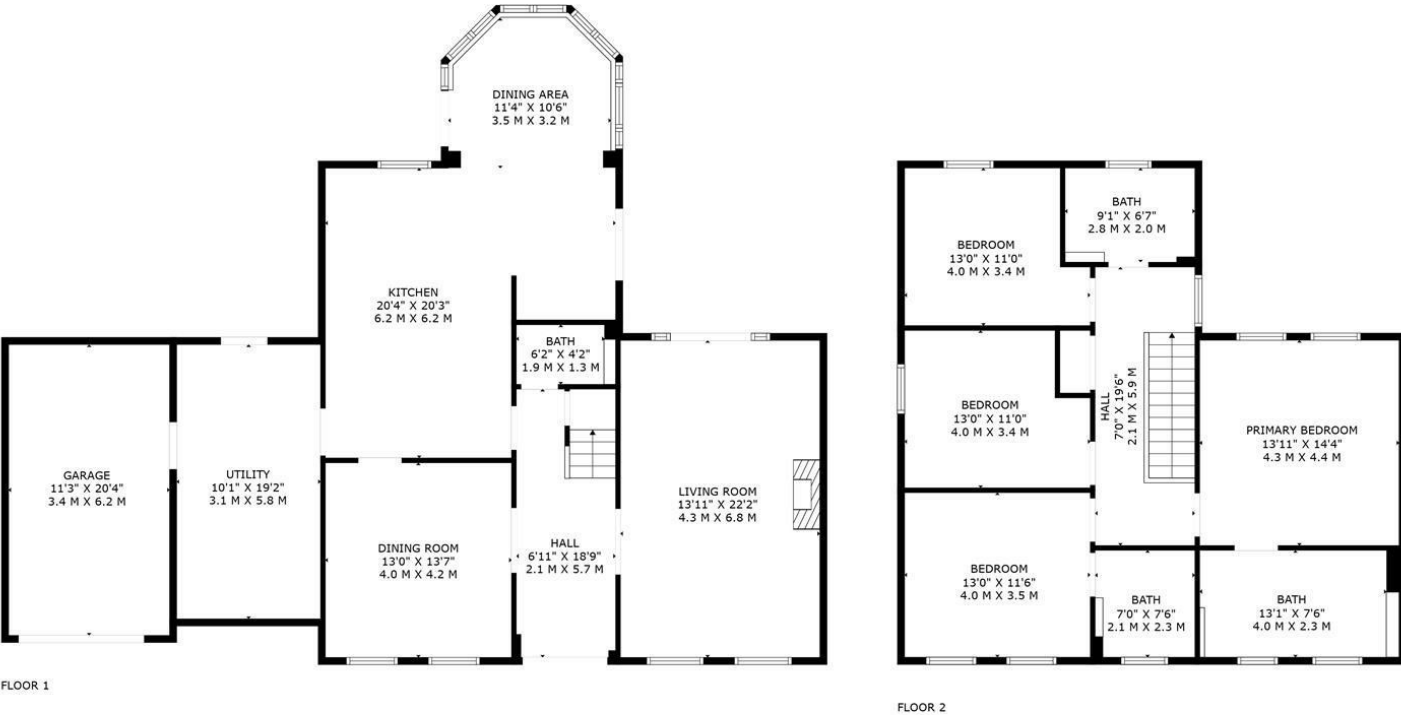












TOTAL: 2373 sq. ft, 221 m2
FLOOR 1: 1362 sq. ft, 127 m2, FLOOR 2: 1011 sq. ft, 94 m2
EXCLUDED AREAS: UTILITY: 193 sq. ft, 18 m2
WALLS: 182 sq. ft, 16 m2

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



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