



Burnside

BURNSIDE

Union Mills



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Union Mills • Isle of Man

Black Grace Cowley are delighted to offer the rare opportunity to purchase a handsome Georgian family home in Union Mills along with a separate detached coach house which currently attracts a good rental income and would offer a business opportunity as a holiday let/Air BnB.

The self contained flat on the second floor is ideal for visitors, teenagers, carer/nanny as well as being part of this versatile property that could house multi generations. Total area circa 7,000 sq feet.

£1,595,000.00

ACCOMMODATION

GROUND FLOOR

Upon entering the property, there is a spacious Entrance Hall with panelled door, ornate ceiling cornices and rose domes. Featuring an open working fireplace with marble hearth. Cloakroom with WC and vanity wash hand basin. Kitchen/Breakfast Room with bespoke fitted Andrew Williamson Kitchen. Raised Sun Terrace off the Kitchen overlooking the south facing rear garden. Sitting Room with open fire and fitted Andrew Williamson library. Separate Dining Room, Family Room and Shower/Boot Room.

BASEMENT LEVEL

Garden level Hall with understairs storage cupboard. Separate WC with wash hand basin. Gymnasium. Garden Room/Home Office with French doors, steps leading up to the garden. Utility Room with fitted wall and base units, Oil fired boiler. Wine Store with fitted shelving.

FIRST FLOOR

Dual aspect Principle Bedroom suite to the rear overlooking the garden, complemented with dressing area and en suite Bathroom. Bedroom 2 and 3 also dual aspect with en suite Bathroom and Shower Room. Bedroom 4 to the front of the property.

SECOND FLOOR

Bedroom 5 with Velux window and exposed timber beams overlooking the garden. Lounge & Kitchenette area with fitted cupboards, this could also be bedroom 6. Shower Room with shower cubicle, wash hand basin, WC and additional eaves storage cupboards. Separate storage Room with Velux window.

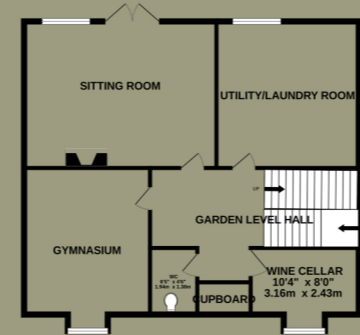
DETACHED DOUBLE GARAGE

Power and light with up and over door.

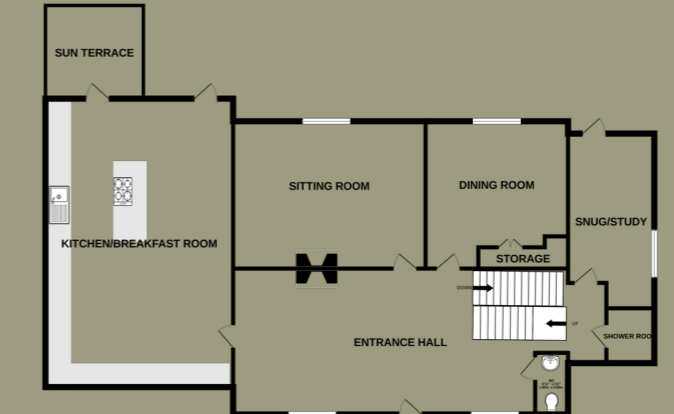




BASEMENT LEVEL



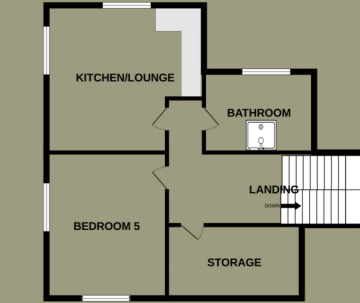
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COACH HOUSE

Detached property comprising; 2 Reception Rooms, Kitchen and Conservatory. 3 Bedrooms, En Suite and Family Bathroom to the first floor. Stable door from the Kitchen to the gated courtyard and parking area.

OUTSIDE

Extensive South facing formal lawned gardens with terrace, water feature and Andrew Williamson Summer House. The property sits in a village with good bus routes, corner shop and pub. It has excellent viewing of the TT course and access during the road closures on the heritage trail that extends from Douglas to Peel.

DIRECTIONS

The property is approached by travelling from the Quarterbridge towards the West to Union Mills village. Pass the petrol garage and travel 150 yards where Burnside can be found on the left-hand side. Approximately 8 minutes' drive from Douglas town centre and 15 minutes from King William's College and the airport.





VIEWING

Viewing is strictly by appointment only through the Agent.



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The Agent does 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.