



# WOODLAND MANOR

Little Mill Road, Onchan





# WOODLAND MANOR

Onchan | Isle of Man

Black Grace Cowley are delighted to offer the rare opportunity to purchase a private and secluded executive property situated in a beautiful and picturesque location with a running stream.

With an impressive double height reception hall with a handmade bespoke staircase and gallery landing, a stunning Laura Ashley fitted kitchen and breakfast room, 5 double bedrooms all with en-suite bathrooms.

Total area circa 5,000 sq feet.

*£1,445,000.00*

## **GROUND FLOOR**

### **ENTRANCE VESTIBULE**

Large cupboard with generous hanging space. Karndean wood flooring. Recessed downlights.

### **CLOAKROOM**

Modern suite comprising contrasting vanity unit and a white wash hand basin inset and WC. Part tiled walls and flooring.

### **STUDY (9'8" x 6'3" approx.)**

Dual aspects. TV and satellite connections. Recessed downlights.

### **IMPRESSIVE RECEPTION HALL (17'3" x 16'2" approx.)**

Handmade bespoke staircase with attractive spindles leading to galleried landing. Downlights. Chrome switch plates. Radiator cover. Double doors leading to large kitchen/breakfast room. Double doors to:-

### **DRAWING ROOM (33'6" x 15'9" approx.)**

A beautifully decorated and well presented reception room. Open grate period fireplace with ornate surround, marble mantel and granite hearth. TV point. 5amp lighting circuit. Twin floor to ceiling windows. Twin pendant ceiling lights. Attractive Karndean wood flooring. Double doors to:-

### **FAMILY ROOM (21'9" x 14'11" approx.)**

Attractive vaulted ceiling. 3 Velux windows. Dual aspects. Fireplace with recessed log burner, wall mounted TV and oak mantel over. Bi-folding doors to extensive new patio and surrounding gardens.











**PLAY ROOM** (16'1" x 10'0" approx.)

Large window and fully glazed door leading to new outside children's play area. Opening to:-

**SNUG** (15'8" x 10'0" approx.)

TV point. Double doors to extensive patio and out door entertaining space.

**LUXURY KITCHEN/BREAKFAST ROOM** (26'6" x 21'9" approx.)

A stunning Laura Ashley quality fitted kitchen with an excellent range of high quality contrasting fronted cupboards and drawers finished in white and midnight blue and a white marble/granite worktop incorporating a 1½ bowl sink and drainer. Appliances include: AEG twin eye level double ovens, AEG induction hob with feature tiled splash backs and concealed extractor hood above, twin AEG dishwashers, AEG microwave, AEG wine fridge and Samsung fridge freezer. A large centre island providing ample additional storage below with pendant lighting above. Space for large breakfast table and chairs with additional built-in bench seat and storage cupboard below. Attractive Karndean wood flooring. Large uPVC windows providing dual aspects. Downlights. Door provides access to driveway and garden.

**UTILITY ROOM** (9'9" x 5'9" approx.)

Grey wall and base units with contrasting work surfaces incorporating a single stainless steel sink and drainer unit. Plumbing for washing machine and space for tumble dryer. Wall to wall cupboard housing twin Megaflo cylinders and an oil fired central heating boiler.



## FIRST FLOOR

### **GALLERIED LANDING** (17'3" x 6'2" approx.)

Large window. Beautiful pendant ceiling lights. Double doors to:-

### **MASTER BEDROOM** (21'9" x 15'10" approx.)

Spacious master suite suitable for a super king bed. Feature wall with recessed TV point. Twin uPVC windows providing views over surrounding gardens. Double doors to private balcony.

### **DRESSING ROOM** (10'0" x 9'11" approx.)

Extensive wardrobes with fitted hanging rails and shelving. Access to large boarded attic.

### **EN-SUITE BATHROOM** (15'8" x 9'11" approx.)

New Luxury suite comprising Victoria and Albert bath with brushed brass fixtures and shower attachment, fully tiled walk in wet area with rain head shower over, double vanity unit with bespoke rosewood cabinets and low level WC. Attractive modern fully tiled walls. Downlighters. Extractor fan. Obscured glazed window. Blinds. Tiled flooring.

### **BEDROOM 2** (15'2" X 13'5" approx.)

uPVC window providing side aspect garden views. Downlighters.

### **DRESSING ROOM**

Extensive wardrobes with hanging rail, storage and shelving. Window to side.

### **EN-SUITE BATHROOM** (10'0" x 8'0" approx.)

Modern suite comprising P-shaped panelled bath with shower attachment, glass screen, vanity unit with inset sink and low level WC. Fully tiled walls. Chrome heated towel rail. Hidden laundry basket. Downlighters. Extractor fan. Obscured glazed window. Tiled flooring.











### **BEDROOM 3** (16'0" x 12'6" approx.)

Two aspects either side of the bed over the private rear garden. Downlighters. Chrome switch plates.

### **EN-SUITE BATHROOM** (8'4" x 5'0" approx.)

Modern suite comprising P-shaped panelled bath with centre taps, rain shower attachment over, glass screen, vanity unit with inset wash hand basin and low level WC. Modern fully tiled walls. Chrome heated towel rail. Downlighters. Extractor fan. Obscured glazed window with blinds. Tiled flooring.

### **DRESSING ROOM**

Fitted wardrobes with hanging rail, storage and shelving.

### **BEDROOM 4** (17'1" max x 16'3" approx.)

uPVC double doors to balcony with aspect over private rear garden and stream. Laminate wood flooring. Dual aspect views. Recessed lights.

### **EN-SUITE BATHROOM** (7'11" x 5'6" approx.)

A contemporary suite comprising a large walk-in shower with feature glass screen and black shower fittings, WC and wash hand basin with vanity storage unit and shelf below. Black heated towel rail. Illuminated wall mirror. Fully tiled walls and floor. Extractor fan. Recessed lighting.

### **BEDROOM 5** (11'3" x 9'5" approx.)

Dual aspect windows. Recessed lighting. TV point.

### **EN-SUITE BATHROOM** (6'2" x 5'9" approx.)

A modern en-suite finished in white and grey fittings. Walk-in shower with tiled surround and glass screen, wash hand basin with storage unit below and WC. Fully tiled walls and floor. Heated towel rail. Extractor fan.

### **BOARDED ATTIC** (55'3" max x 6'10" approx.)

### **OUTSIDE**

### **DETACHED DOUBLE GARAGE** (16'9" x 14'11" approx.)

Up and over door. Twin lights. Twin Velux windows.













## 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.*