



# Kerrow Glass

Ballachurry Road, Greeba



# KERROW GLASS

- Detached house extending to 3,250 sq ft on a plot of just under an acre
- 4 Reception Rooms, 4 Bedrooms and 2 Bathrooms
- Utility Room, downstairs WC, Attic Craft Room and Store Room
- Detached 4+ car Garage, off street parking for 7+ vehicles
- Oil fired central heating, double glazed throughout and private drainage
- First floor terrace patio garden leading directly from the house
- Additional lawned gardens with mature shrub borders
- Large meadow with mature trees, gated access from Ballachurry Road to TT course
- Within walking distance of the Heritage Trail, easy pedestrian access to St Johns and Marown
- The Heritage Trail continues to Peel and Douglas, ideal for walks and family cycling

Black Grace Cowley are delighted to offer Kerrow Glass on Ballachurry Road, Greeba, this extended double fronted executive home comprises of approx. 3,250 sq ft of residential accommodation. Fully glazed Entrance Porch giving access into the property's Entrance Hall which stretches from the front to the rear, off the Entrance Hall there is a Snug, formal Dining Room and stairs leading up to the upper levels.

Continuing along the Entrance Hall is the principal Lounge which is a large, approx. 25 ft living area with double doors leading out onto property's grounds. Cloaks/Storage Room giving access out onto the rear, W.C. and large Utility Room with a range of base and wall units and plumbing for washing machine and dryer. Kitchen Diner fitted with a range of modern base and wall units with laminate effect work tops and access out to the rear patio area.







Taking the stairs up to the first floor, the half landing to the rear of the property leads to the first floor Living Room with dual aspect windows and a set of French patio doors leading out to a private terrace taking in views of the surrounding hillside and the property's private meadow.

Also off the half landing is the Master Bedroom which again is dual aspect with views up to the surrounding hills, large En Suite Bathroom with corner shower, bath, wash hand basin and W.C. In addition to the Master Bedroom is Bedroom 2 which is a comfortable double, also off the half landing is a recently modernised Family Shower Room with walk in shower cubicle and modern sanitary ware throughout. Continuing up the stairs to the first floor landing proper there is access to Bedrooms 3 and 4, both situated within the cottage part of the property overlooking the agricultural fields to the front. From the first floor landing is a door giving access to a further staircase into the Attic currently used as a Craft Room and Storage Room separated by a small landing with Velux windows in all three areas of the attic level.



To the outside is a private tarmac driveway large enough for 7+ vehicles, accessed via a brick pillared entrance, at the end of the driveway is a large approx. 800 sq ft detached Garage comfortably accommodating 4+ vehicles accessed via 2 up and over doors with a pedestrian style door in the centre. Kerrow Glass features spectacular gardens that stretch to just under an acre, to the rear of the property is a well maintained large patio area which is slightly sunken, a sun trap in the evening attracting the west facing sun. Mature landscaped gardens directly off the patio with stone steps that lead up to the property's private meadow, the meadow can be accessed via Ballachurry Road with it's own private gate, separate vehicle and maintenance access. Range of mature fruit trees mainly laid to lawn with predominantly stone wall and fenced borders and stretches from Kerrow Glass to the TT course where there is stone wall boundary and perfect viewing of the TT or MGP races.













Overall the vendors' have maintained this substantial family home to an excellent standard, situated in a perfect location for Marown School and within easy vehicular access into both Douglas and Peel and just a 20 minute drive to King William's School and Ronaldsway Airport. To truly appreciate the space on offer, the grounds and the immediate location of Kerrow Glass please call (01624) 645555 (option 1).





















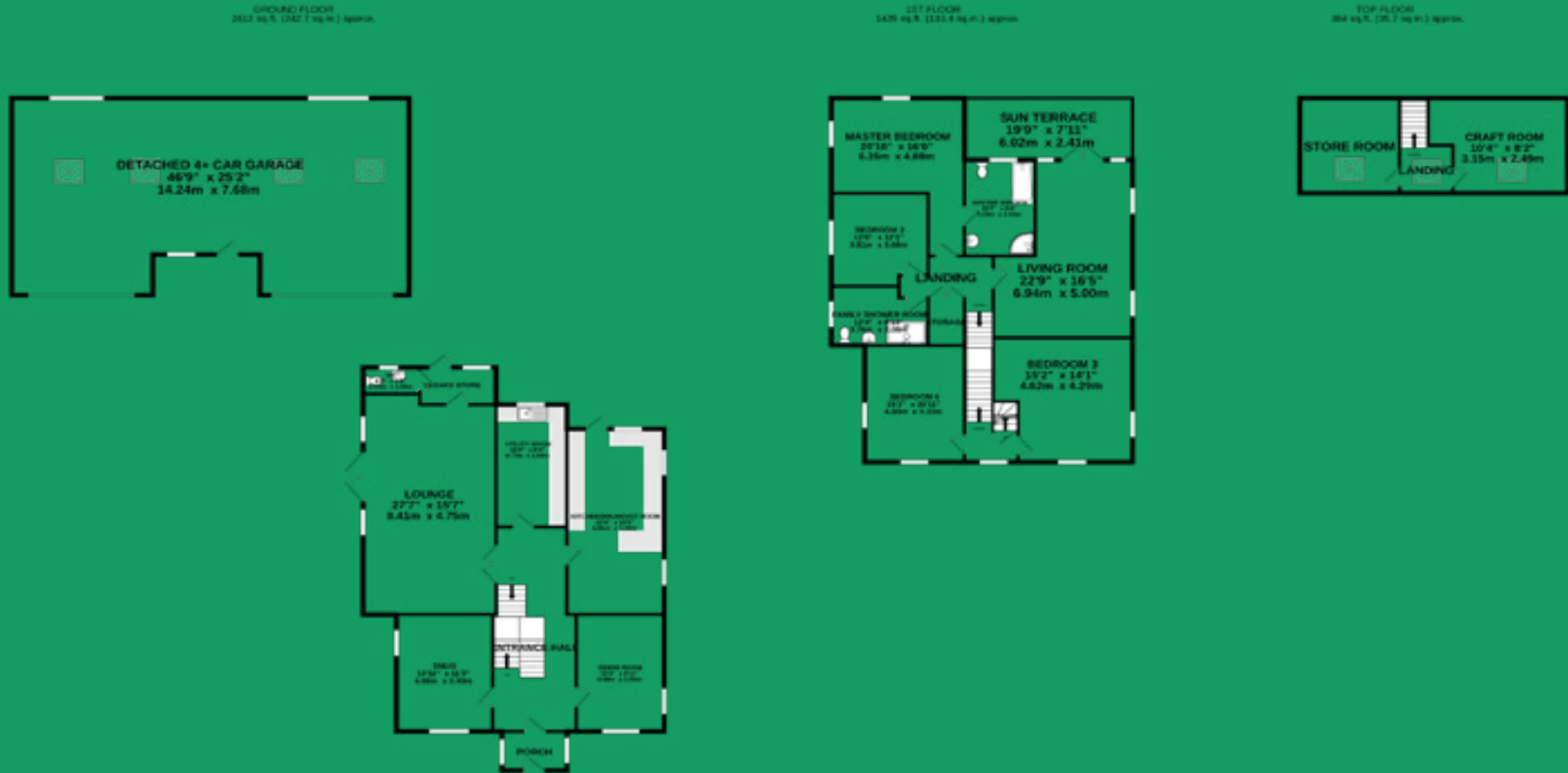












TOTAL FLOOR AREA: 4432 sq.ft. (411.7 sq.m.) approx.

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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## VIEWING

Viewing is strictly by appointment only through the Agent.

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