



ASKING PRICE

£520,000

## THE DETAILS



The Old School House  
Main Road, Sulby  
£520,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

## The Old School House, Sulby



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## THE DESCRIPTION

- Opportunity to complete the refurbishment of a registered former School House in Sulby
- Extending to approximately 4,700 sq.ft.
- 4 Bedrooms, 4 Bathrooms, including a duplex Master Suite, Galleried Landing and Study Area
- Entrance Hall, Living Room, Modern Kitchen Diner
- Landscaped Courtyard and Garden
- 2 Car Oak frame Carport to the rear
- The property enjoys TT frontage
- Property benefits from full planning permission (work started)

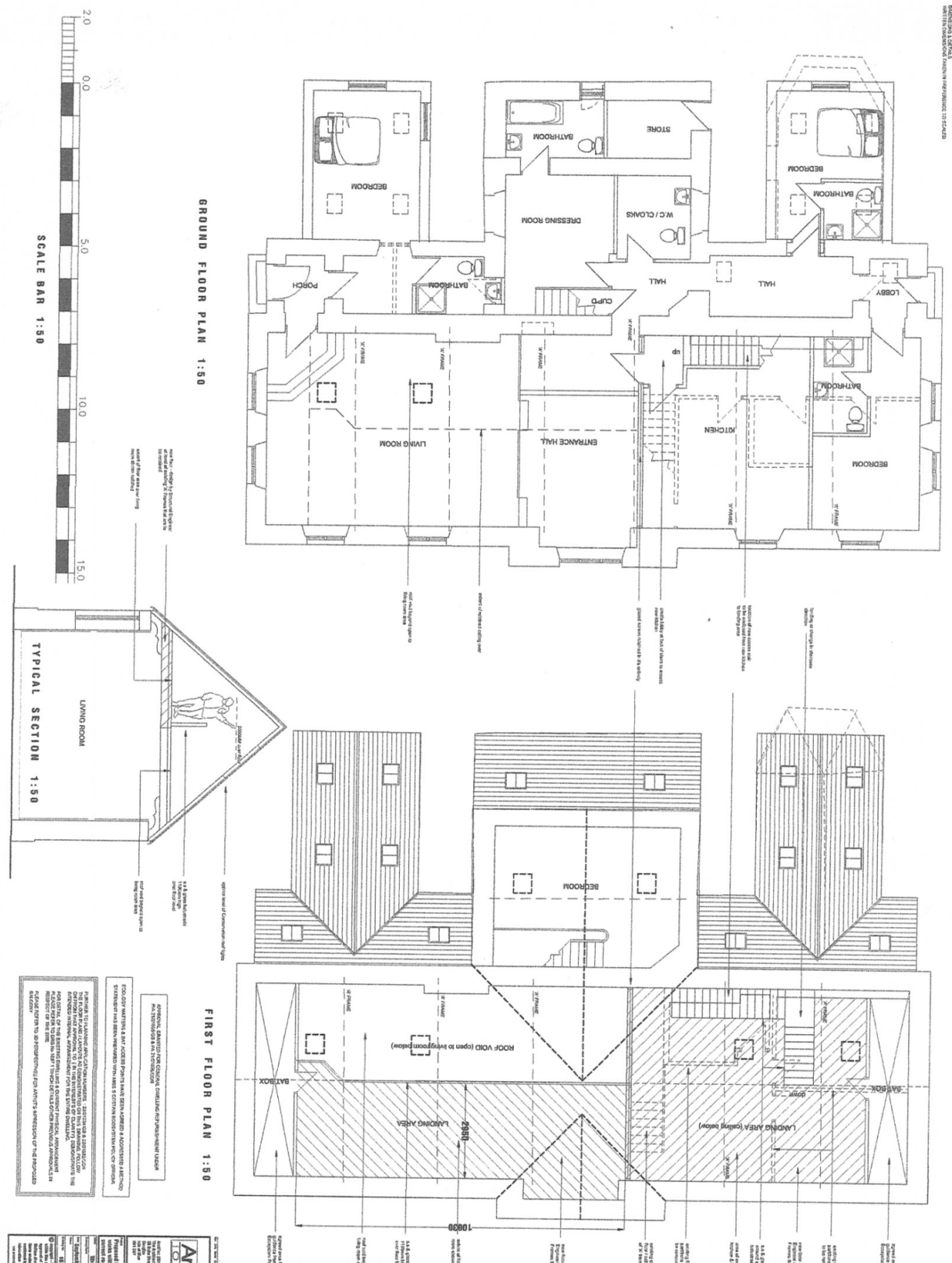
## THE PROPERTY

Black Grace Cowley are delighted to offer this unique opportunity to complete the refurbishment of the Old School House in Sulby. The property is a registered building maintaining Edwardian features internally, with attractive external Manx stone appearance.

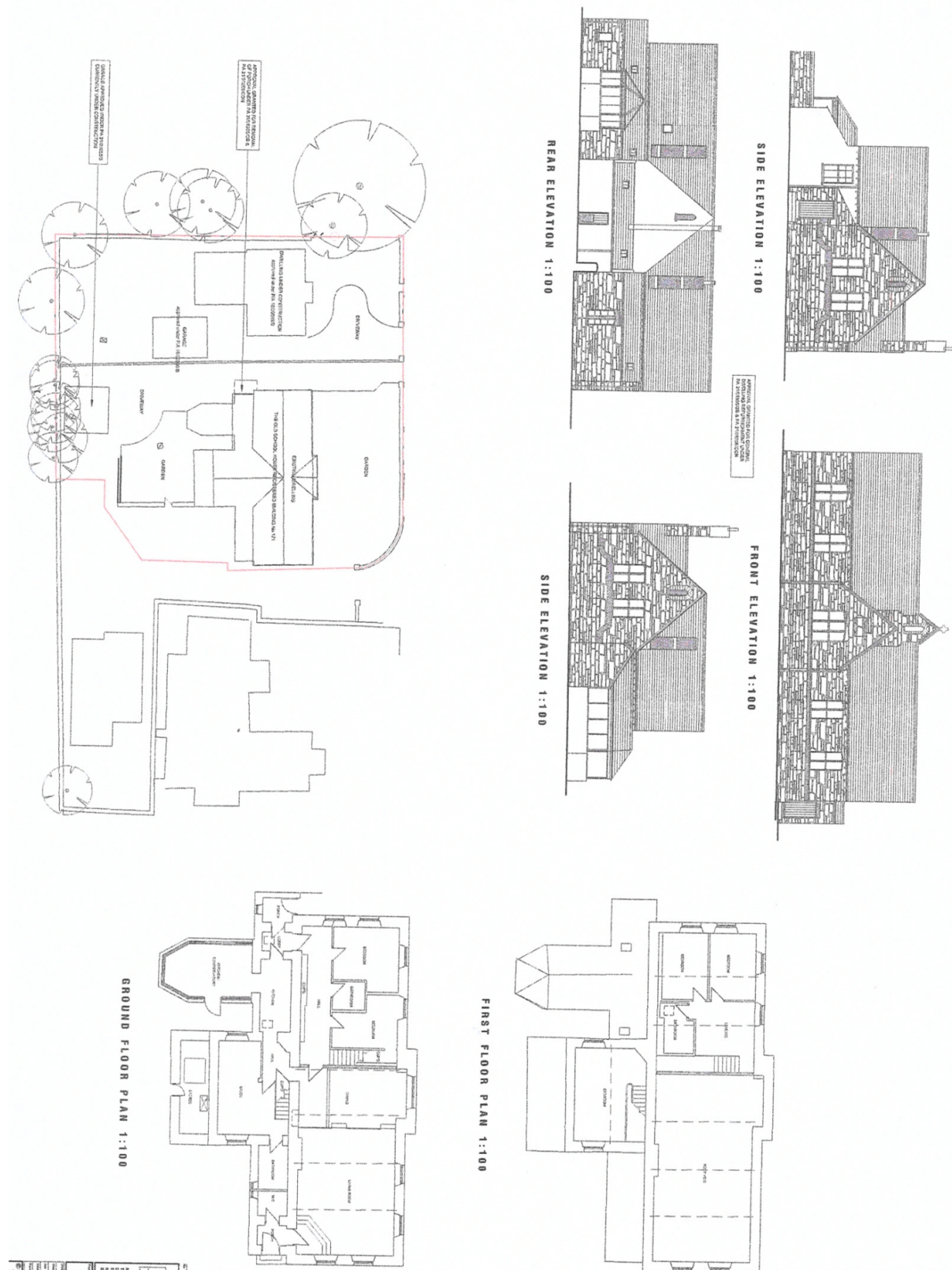
The current vendor has achieved full planning to convert the property into a residential dwelling that would consist of 4 large En-Suite Bedrooms. The Master Bedroom would include a walkthrough Dressing Room and En-Suite with stairs to a bedroom area, creating a duplex feel. Original features include the school hall which would be adapted to a living room with large Velux windows, providing full height natural light, with views up to the galleried landing providing a study space or additional living accommodation. Opportunity for a large modern kitchen diner, spacious entrance hall and guest cloakroom.

The property is double-fronted with a private driveway leading to the rear of the property, where there is a newly constructed two-car oak frame carport. The grounds to the rear of the property could become a large landscaped south facing courtyard/garden area enjoying rural views to the rear.

The property requires completion. In Black Grace Cowley's opinion, once completed, there is the potential for The Old School House to achieve a value in excess of one million pounds. For more information, including more detail of the planning, please call Black Grace Cowley on 01624 645555.



## FLOORPLAN





PROPERTY DETAILS FOR

# The Old School House, Sulby

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

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