



ASKING PRICE

£399,000

THE DETAILS



Mill House

Main Road, Glen Maye

£399,000

call in today or visit www.blackgracecowley.com for more details

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

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THE DESCRIPTION

- Charming Cottage situated in the picturesque village of Glen Maye
- Nestling beside the Glen Maye River that runs gently through this gorgeous hamlet
- Lounge, Sitting room, Dining Kitchen with Pantry/Utility Room, WC
- Rear Porch/Boot Room
- 2 Double Bedrooms, Study/Occasional Bedroom
- Bathroom, Shower Room, Separate WC
- Large boarded Attic Room
- Air Source Heat Pump
- Viewings highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer Mill House a beautiful cottage sitting next to the Glen Maye River where a mill once stood in the early 1800's. Located in the village of Glen Maye, a five minute drive to Peel and an easy commute to Douglas, the airport and the South and North towards Ramsey, on the West coast of the Island renowned for its spectacular sunsets. Porch entrance leading into the hallway with a reception room on either side and stairs leading to the first floor. The reception room to the left of the porch has dual aspect windows, original beams and feature fireplace with a wood burning stove and original slate mantel, the reception to the right also has a beamed ceiling, and has a magnificent inglenook fireplace that houses a wood burning stove. Both reception rooms have stripped pine floors with the added bonus of under floor heating giving a really cosy, cottage. The lounge leads to a breakfast kitchen with tiled floor, base units, oven, hob with extractor over, open shelving and patio doors leading to the patio. To the left of the kitchen is a pantry area with sink, base and wall units, plumbing for laundry services and a WC. To the right is an attractive oak built boot room that overlooks the river flowing below.

Upstairs at the front of the cottage are two generous double bedrooms with beamed ceilings, one with feature fireplace, a bathroom sits between them with roll top bath and sink. Across the landing is a study overlooking the garden below, this could easily be made into a third bedroom, a separate WC and modern shower room. Stairs lead to the attic room which has real potential for a craft, hobbies or games room.



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Outside at the front is a grass laid to lawn and side access to the off-road parking for two vehicles. At the rear of the cottage, accessed off the kitchen, is a paved and gravelled patio featuring the original mill stone. Across the stream, over the little bridge is access to a vegetable garden and generous wooden shed.

Heating and water is provided via the Air Source Heat Pump located at the side of the house with bottled gas for the hob. Under floor heating on the ground floor. Windows and doors are hardwood double glazed.

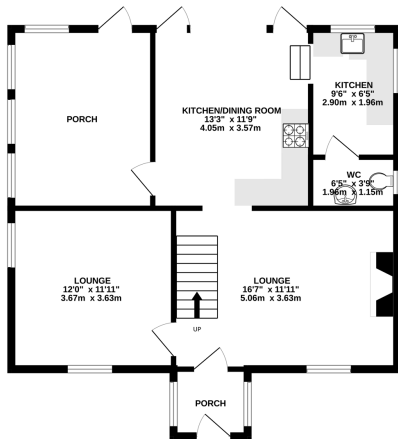
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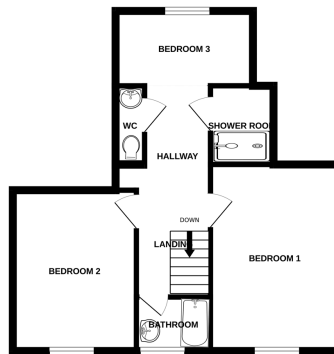
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FLOORPLAN

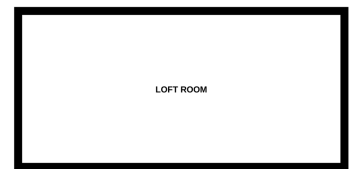
GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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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