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1 Mill Cottages, Kakraugh, Colby, IM9 4AT
Asking Price £299,000

A charming end of terrace cottage in a delightful semi-rural location just minutes from the coast, with far-reaching views over the countryside. Within walking distance of the popular Shore Hotel and the sweeping beach of Bay Ny Carrickey, convenient for bus route. Accommodation on the ground floor comprises a cosy lounge with feature fireplace, a separate dining room and kitchen, whilst upstairs there are 3 bedrooms and a shower room. Outside is a large garden with a lawned area, mature shrubs, trees, a stone outbuilding and shed. Parking space. No onward chain.



LOCATION

Travelling out of Port Erin continue straight over at the Four Roads roundabout into Castletown Road and left at the junction onto the A5 coast road. Take the first turning on the left immediately after the Shore Hotel and proceed around the bend, where 1 Mill Cottages can be found on the right hand side.

ENTRANCE HALL

Wood-effect laminate flooring. Staircase to first floor.

LOUNGE

13' 7" x 10' 6" (4.15m x 3.2m)

Cosy room. Ornate fireplace with wooden surround. Oak laminate flooring. Front aspect with lovely countryside views. Understairs storage. 2 steps down to:

DINING ROOM

13' 10" x 6' 10" (4.21m x 2.08m)

Rear aspect. Oak laminate flooring. Opening to:

KITCHEN

12' 4" x 9' 9" (3.75m x 2.97m)

Fitted kitchen with a range of wall and base units with contrasting worktops, incorporating white sink unit, range-style cooker, tiled splashbacks, oak laminate flooring. Door leading to side and rear garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

13' 9" x 12' 2" (4.18m x 3.71m)

A generous room with lovely countryside views. Front aspect.

BEDROOM 2

11' 5" x 10' 9" (3.49m x 3.27m)

Dual aspect window offering pleasant garden views. High sloped ceiling.

BEDROOM 3

10' 2" x 8' 0" (3.10m x 2.44m)

Rear aspect with views over garden. Cupboard housing Worcester gas central heating boiler.

SHOWER ROOM

Suite comprising double shower, w.c. and pedestal wash hand basin. Tiled walls and flooring. Extractor fan.

OUTSIDE

Large rear and side gardens, mainly laid to lawn with mature trees and shrubs. Open views to countryside beyond. Manx stone outbuilding, shed. Parking space.

SERVICES

Mains water, drainage and electricity. UPVC double glazing. Gas central heating.

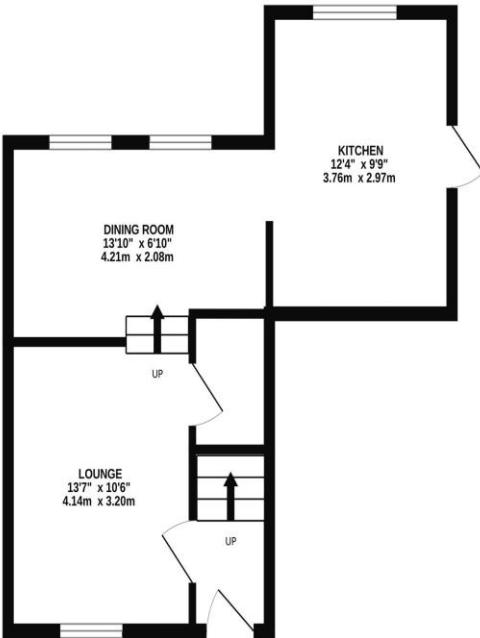
POSSESSION

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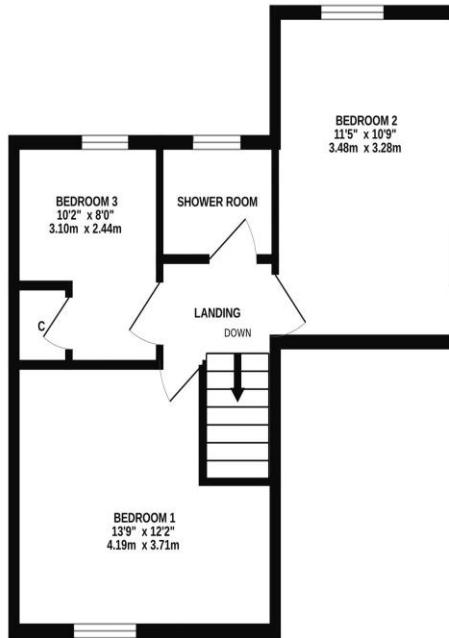




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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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