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Groves Cottage, Trollaby Lane, Union Mills, IM4 4AP  
**Asking Price £1,125,000**

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A fabulous family home tucked away in a peaceful, semi-rural location but only a short walk from Union Mills village and a short drive from Douglas and all amenities. Tremendously private plot with a comfortable and tastefully extended 4 bedroom house in excellent order throughout. Luxury fitted kitchen leading onto 3 reception rooms with a superb south facing aspect onto lawned gardens. Hard landscaped sitting area and firepit for outdoor entertaining through the day. Early viewing essential.



## LOCATION

Travelling out of Douglas through Quarterbridge on Peel Road (A1). Continue to the village of Union Mills and take the first turning on the right hand side into Trollaby Lane. When you reach the fork in the road keep to the right hand side Groves Cottage is immediately on the right.

## ENTRANCE

12' 10" x 17' 1" (3.9m x 5.2m)

## ENTRANCE HALL

12' 2" x 10' 2" (3.7m x 3.1m)

## KITCHEN

16' 9" x 16' 9" (5.1m x 5.1m)

## UTILITY ROOM

11' 2" x 7' 10" (3.4m x 2.4m)

## SITTING ROOM

15' 9" x 14' 1" (4.8m x 4.3m)

## DINING AREA

20' 8" x 16' 9" (6.3m x 5.1m)

## LIVING ROOM

24' 7" x 14' 9" (7.5m x 4.5m)

## BATHROOM

6' 3" x 11' 10" (1.9m x 3.6m)

## FIRST FLOOR

### OFFICE

12' 10" x 17' 1" (3.9m x 5.2m)

### MASTER BEDROOM

23' 4" x 16' 5" (7.1m x 5m)

### ENSUITE

11' 2" x 12' 2" (3.4m x 3.7m)

### BALCONY

9' 6" x 46' 7" (2.9m x 14.2m)

### BEDROOM

12' 10" x 16' 5" (3.9m x 5m)

### BEDROOM

15' 1" x 15' 1" (4.6m x 4.6m)

### FAMILY BATHROOM

6' 3" x 11' 10" (1.9m x 3.6m)

## SECOND FLOOR

### ATTIC ROOM

14' 5" x 18' 8" (4.4m x 5.7m)

### ATTIC ROOM

14' 5" x 10' 2" (4.4m x 3.1m)

## OUTSIDE

Approached over a cattle grid along a paved driveway which is screened by trees and mature planting. There is an extensive parking/turning area which leads to the detached garage. South facing garden with extensive lawns and trees and shrubs offer privacy around the property boundary. Large patio area, perfect for entertaining. Screened off area with vegetable beds, fruit trees and garden shed/summerhouse.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

Vacant possession on completion of purchase. The company do 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. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.











**TOTAL: 3299 sq. ft, 307 m<sup>2</sup>**  
 FLOOR 1: 1825 sq. ft, 170 m<sup>2</sup>, FLOOR 2: 1442 sq. ft, 134 m<sup>2</sup>, FLOOR 3: 32 sq. ft, 3 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 12 sq. ft, 1 m<sup>2</sup>, BALCONY: 441 sq. ft, 41 m<sup>2</sup>, LOW CEILING: 92 sq. ft, 8 m<sup>2</sup>,  
 ATTIC: 325 sq. ft, 30 m<sup>2</sup>, WALLS: 245 sq. ft, 25 m<sup>2</sup>



FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since1854



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