



Bwanne Twoaie, Orrisdale Cottages, Orrisdale Loop Road, Kirk Michael, IM6 2HP

Asking Price £395,000

A well-presented two-bedroom traditional stone-built cottage, the well-proportioned accommodation comprises a hall, comfortable living room, well-appointed kitchen/diner to the ground floor. To the first floor are two generous double bedrooms, one benefitting from an en-suite shower room, together with a modern family bathroom. In addition, the property enjoys the benefit of two barns, providing excellent versatility and storage space. Externally, the cottage benefits from allocated parking and a private garden area, ideal for enjoying the peaceful countryside surroundings. This property is offered for sale with no onward. Planning permission in place for tourist as well as residential use.



LOCATION

From Ramsey drive West through Sulby and Ballaugh. The Orrisdale Loop Road, is signposted by the Bus Stop before Bishops Court. Follow the road and the cottages can be found a short distance on the right hand side, next to Orrisdale House.

ENTRANCE

DINING AREA

18' 1" x 8' 2" (5.5m x 2.5m)

KITCHEN

13' 1" x 7' 10" (4.0m x 2.4m)

LIVING ROOM

18' 4" x 13' 9" (5.6m x 4.2m)

FIRST FLOOR

BEDROOM

16' 5" x 16' 1" (5.0m x 4.9m)

ENSUITE

7' 3" x 6' 11" (2.2m x 2.1m)

BEDROOM

9' 10" x 15' 1" (3.0m x 4.6m)

BATHROOM

10' 2" x 6' 11" (3.1m x 2.1m)

EXTERNAL BARN

14' 9" x 25' 3" (4.5m x 7.7m)

STORAGE UNIT

12' 6" x 26' 3" (3.8m x 8m)

FIRST FLOOR - ATTIC

14' 9" x 26' 3" (4.5m x 8m)

OUTSIDE

Allocated parking and a private garden area. Additional barn and garage. External door leading to outside.

SERVICES

Mains water and electricity. Septic tank drainage. Gas central heating (recently replaced).

VIEWING

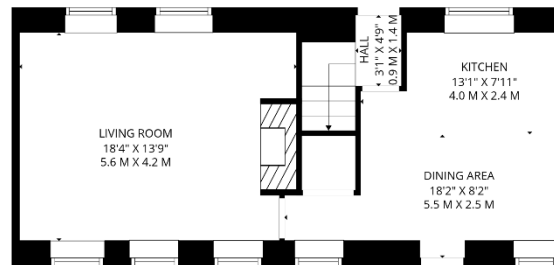
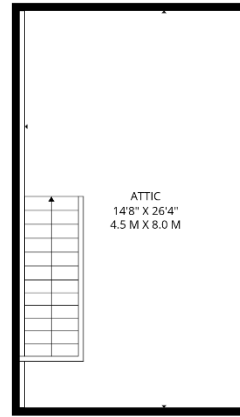
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

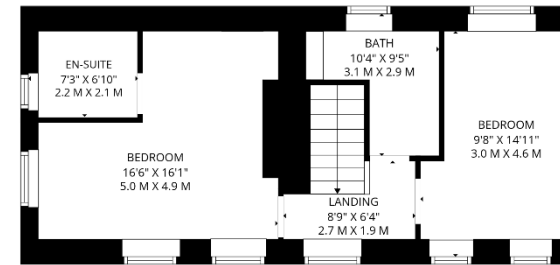
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GROUND FLOOR



FIRST FLOOR

TOTAL: 1148 sq. ft, 106 m2

GROUND FLOOR: 574 sq. ft, 53 m2, FIRST FLOOR: 574 sq. ft, 53 m2

EXCLUDED AREAS: UNDEFINED: 31 sq. ft, 3 m2, STORAGE: 362 sq. ft, 34 m2, BARN: 387 sq. ft, 36 m2,

ATTIC: 396 sq. ft, 37 m2, WALLS: 214 sq. ft, 19 m2



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

Since 1854

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