



Colby Beg is one of the delightful secret properties in the South of the Island, hidden behind a high stone wall and set in lovely mature sheltered gardens, with winding paths leading to lawned areas, flagged areas and many pretty shrubs and trees. Dating in part from the 17th century, Colby Beg has been sympathetically modernised and extended and retains its super charm and character. The spacious accommodation has many original features and comprises large reception hall, cloakroom, sitting room, dining room with garden/family room off. Well fitted breakfast kitchen with large utility/store off on the ground floor. Upstairs are 4 double bedrooms, bathroom and separate w.c. The accommodation also includes a large garage/store which is situated a few yards down the road.



LOCATION

Travelling on the A7 through Colby towards Castletown turn left at the Colby 'Clock' and proceed up the Glen Road for approximately 200 yards to a layby on the left hand side. On the right hand side is a high stone wall with a wooden door inset. This is the entrance to the secluded private garden of Colby Beg.

RECEPTION HALL

11'3 x 9'2

Canadian Maple parquet flooring, decorative Victorian fireplace.

CLOAKROOM

W.C, wash hand basin, tiled floor.

SITTING ROOM

16'2 16'

Original Manx 'chollagh' fireplace with wooden surround and wood burner inset plus original book/display shelving to either side. Beamed ceiling.

DINING ROOM

18'9 x 12'6

Maple parquet flooring, fireplace with painted wooden surround and inset cast iron grate, feature recessed arch, lovely views to garden, square arch to:

GARDEN ROOM

16' x 12'

A lovely light and airy room featuring parquet flooring, 4 Velux roof lights, views to garden, door to garden.

KITCHEN

14'9 x 9'10

Range of wall and base units with worktops, ceramic sink unit, plumbed for dishwasher, Rangemaster cooker, beamed ceiling.

UTILITY

Built in shelving, base units, 1½ bowl sink unit. Plumbed for washing machine and dryer. Fridge/freezer.

FIRST FLOOR

LANDING

Roof light, access to fully boarded attic with gable window.

BEDROOM 1

21' x 12'9

Large double room with delightful garden views, beamed ceiling, built in wardrobes with cupboards over.

BEDROOM 2

16'7 x 9'2

Large double room, built in pine wardrobes.

BEDROOM 3

14' x 10'9

Built in wardrobe, beamed ceiling.

BATHROOM

Free-standing bath with shower attachment, wash hand basin in vanity unit, w.c., shower, built in airing cupboard.

Steps to INNER LANDING

Roof light.

BEDROOM 4

10'9 x 9'3

Beamed ceiling, roof light.

CLOAKROOM

Wash hand basin and w.c.

OUTSIDE

Boiler room housing Combi-boiler. Delightful walled private and sheltered gardens abound Colby Beg. The pathway through the gardens leads to a lawned area surrounded by flagged patio areas and 'secret' lawned areas. There are well stocked flower beds and borders and a profusion of mature shrubs and trees. Shed and wood store.

GARAGE / WORKSHOP

16' x 48'6

A few yards down Glen Road. Stone construction with double doors. Electricity. Side access to rear workshop.

SERVICES

Mains water, drainage and electricity

POSSESSION

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Since 1854

DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im
RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

