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Corner Cottage, Cross Four Ways, Ballasalla, IM9 3DH  
**Asking Price £365,000**

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Charming, detached Manx stone cottage, situated on the famous Southern 100 Course, enjoying lovely countryside views. Accommodation comprises lounge, dining room, kitchen, 3 bedrooms and bathroom. Outside is a generous lawned rear garden with gated driveway/turning area and garage. No onward chain.



## LOCATION

Travelling out of Port Erin along Castletown Road, proceed over the Four Roads roundabout and take the main Shore Road towards Castletown. On the approach into Castletown, turn left at the traffic lights onto Malew Road. Continue all the way along, passing Malew Church on the bend, and Corner Cottage is the last property on the left hand side at the junction.

## ENTRANCE HALLWAY

Stairs up.

## LOUNGE

10' 11" x 15' 4" (3.34m x 4.68m)

Nice sized room with wood burning stove. Beamed ceiling.

## DINING ROOM

9' 11" x 14' 9" (3.01m x 4.49m)

Beamed ceiling. Working fireplace.

## KITCHEN

10' 10" x 8' 10" (3.30m x 2.68m)

Well fitted with good range of cream-coloured wall and base units with contrasting worktops incorporating stainless steel sink unit, electric oven and hob, washing machine/dryer. Opening to -

## BREAKFAST ROOM

8' 8" x 8' 9" (2.63m x 2.67m)

Tiled flooring. Door to outside.

## FIRST FLOOR

### LANDING

### BEDROOM 1

15' 6" x 10' 0" (4.72m x 3.05m)

Built in wardrobes with feature lighting. Beamed ceilings. Loft. Front Aspect.

### BEDROOM 2

15' 1" x 10' 0" (4.60m x 3.06m)

Front aspect. Loft access.

### BEDROOM 3

8' 5" x 9' 0" (2.57m x 2.75m)

Pleasant rural views.

### BATHROOM

Full suite comprising bath, shower cubicle, pedestal wash basin and w.c. Chrome heated towel rail. laminate flooring. Xpelair. Mirror. Delightful rural views.

### OUTSIDE

Gated driveway/turning area to rear with large lawned garden.

### GARAGE

Suitable to conversion for extra living accommodation (subject to planning approval) - footings in place.

## SERVICES

Mains water and electricity. Gas central heating. Septic tank (shared with neighbouring property). uPVC double glazing. The property was built approx 1850.

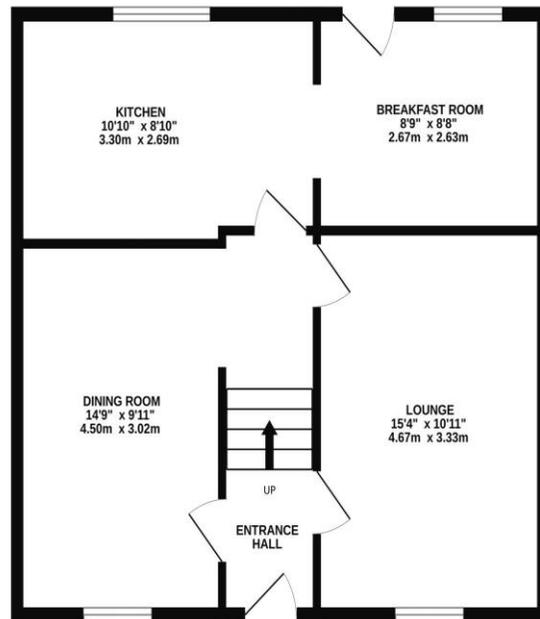
## POSSESSION

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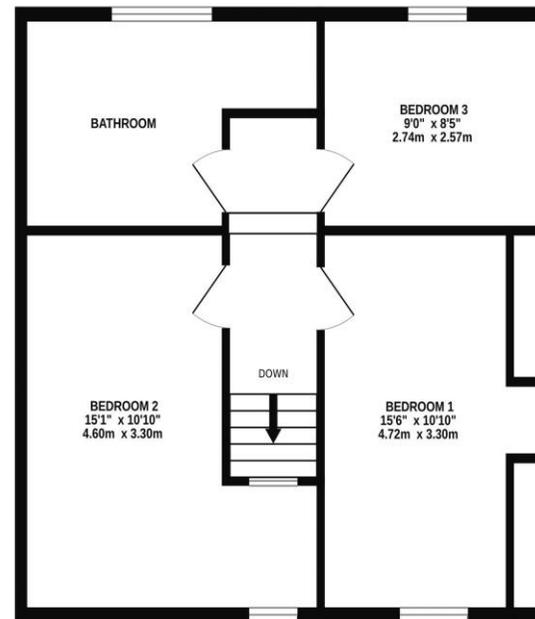




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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