



PARTNERS

REAL ESTATE

6 Ashlar Drive, Union Mills - IM4 4LJ

Isle Of Man

Offers in Region of £634,950



6 Ashlar Drive

Union Mills, Isle Of Man

W3W: [teaspoon.disappearing.means](https://www.teaspoon.disappearing.means)

- Substantial detached family home in a desirable and established Union Mills location
- Flexible three/four-bedroom accommodation, including a substantial ground-floor office which could provide an additional bedroom if required
- Impressive contemporary kitchen and dining space with central island, extensive storage and excellent natural light
- Generous main living room complemented by an additional sun room, providing excellent family and entertaining space
- Attractive, established gardens incorporating lawned and paved seating areas
- Superb covered outdoor entertaining area/bar, creating a real extension of the living accommodation
- Elevated position enjoying attractive open countryside views, while remaining within easy reach of Douglas



6 Ashlar Drive

Union Mills, Isle Of Man

An impressive and highly individual detached family home offering exceptionally versatile accommodation, beautifully established gardens and superb entertaining space, situated within the popular residential area of Union Mills.

This is a home that offers considerably more than first impressions suggest. Extended and thoughtfully configured, the property combines generous traditional living accommodation with a striking contemporary kitchen, sun room, flexible home-working space and an outstanding garden designed as much for entertaining as it is for family life.

The accommodation is entered through a welcoming porch and hallway, from which the principal reception rooms are accessed.

The main living room is a generous and comfortable space, providing an excellent separate family lounge.

At the heart of the property is the impressive kitchen and dining area. Finished in a contemporary style, the kitchen incorporates extensive cabinetry, a substantial central island with seating and plenty of preparation space, creating a sociable environment perfectly suited to modern family living.

The adjoining dining area provides space for a substantial table and enjoys excellent natural light, with direct access towards the garden and outdoor seating areas.

A separate pantry/storage area and utility room provide particularly useful additional practicality.

The ground floor also includes a substantial office, ideal for anyone working from home. Its proportions and location give the room considerable flexibility and it could equally serve as an occasional or fourth bedroom, depending upon a purchaser's requirements.

An additional sun room creates another valuable reception space overlooking the garden and further enhances the versatility of the ground-floor accommodation.

Upstairs are three established bedrooms.





Total: 1649 sq. Ft, 154 m2

1st Floor: 1007 sq. Ft, 94 M2, 2nd Floor: 642 sq. Ft, 60 m2

Excluded Areas: Porch: 30 sq. Ft, 3 M2, Utility: 67 sq. Ft, 6 M2, Garage: 355 sq. Ft, 33 M2,
Outdoor Sitting Area: 203 sq. Ft, 19 M2, Stairwell: 39 sq. Ft, 4 M2, Walls: 173 sq. Ft, 16 m2

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





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