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The Hill House, Cousins Hill, Surby, Port Erin, IM9 6QR
Asking Price £1,200,000

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A substantial property set in private grounds of approximately 1 acre including detached cottage, in a very sought-after, quiet, semi-rural location, enjoying fabulous far-reaching sea and rural views. The main property comprises lounge, kitchen, family room, dining area, sun room, snug, boot room, 7 bedrooms, 3 bathrooms, cloakroom, integral double garage. Outside there is an impressive mature lawned garden with an abundance of plants, trees, shrubs and an orchard. This wonderful residence has been in the family since 1983. The property is offered with no onward chain.



LOCATION

Travelling out of Port Erin along Station Road, turn left into Ballafesson Road and proceed to the junction. Bear left towards Surby and continue past the Chapel. Take the second turn on the right hand side into Mill Road and turn first right into Garth Avenue. At the top of the road turn left and continue a short distance along; take the lane in front of the farm just before the road bears right. Hill House can be found a short distance along the lane on the left hand side.

HALLWAY

KITCHEN

14' 5" x 13' 2" (4.39m x 4.01m)

A good range of modern wood and cream fronted wall and base units, drawers and peninsula unit, all with contrasting worktops, integrated double oven, hob with extractor fan above and dishwasher. Downlighters.

DINING AREA

12' 1" x 9' 11" (3.68m x 3.02m)

Double doors to:

LOUNGE

17' 2" x 16' 5" (5.23m x 5.00m)

Sliding patio door leading to garden.

LIVING ROOM

28' 2" x 19' 7" (8.58m x 5.96m)

Light and airy, generously proportioned room with fantastic views. Manx stone fireplace with log burning stove.

COVERED PORCH/SUN ROOM

8' 5" x 6' 5" (2.56m x 1.95m)

Door leading to garden.

SNUG/FAMILY ROOM

20' 1" x 9' 10" (6.12m x 2.99m)

Beamed ceiling. Fireplace.

INNER HALL

Stairs to first floor, understairs cupboard.

CLOAKROOM

W.C., wash hand basin. Tiled floor.

UTILITY/BOOT ROOM

9' 11" x 9' 11" (3.02m x 3.02m)

Door to:

INTEGRAL DOUBLE GARAGE

22' 5" x 20' 5" (6.83m x 6.22m)

FIRST FLOOR

LANDING

Cupboard.

BEDROOM 2

17' 11" x 15' 11" (5.46m x 4.85m)

Wall of built-in wardrobes.

BEDROOM 5

12' 2" x 10' 0" (3.71m x 3.05m)

BATHROOM

Modern suite comprising 'P' shaped bath, w.c., wash hand basin.

BEDROOM 1

16' 5" x 14' 10" (5.00m x 4.52m)

Wall of built-in wardrobes. Fabulous outlook with distant sea views.

EN-SUITE SHOWER ROOM

Modern shower, w.c., wash hand basin. Loft access.

SHOWER ROOM

BEDROOM 6

10' 5" x 9' 3" (3.17m x 2.82m)

Beamed ceiling. Built-in wardrobe.

BEDROOM 3

14' 5" x 11' 2" (4.39m x 3.40m)

Beamed ceiling. Built-in wardrobe. Superb rural views.

BEDROOM 7

10' 4" x 6' 11" (3.15m x 2.11m)

Stunning countryside and distant sea views. Beamed ceiling.

BEDROOM 4

13' 9" x 9' 11" (4.19m x 3.02m)

Built in shelving and drawers, built-in wardrobe. Beamed ceiling. Panoramic views of Port St Mary and Port Erin.

INNER HALLWAY

Enclosed staircase to:

ATTIC ROOM

28' 7" x 12' 6" (8.71m x 3.81m)

OUTSIDE

Extensive gardens of approximately 1 acre including a front lawned garden, raised deck area, lovely private woodland, orchard and well. Wooden shed, stone log store and greenhouse. Large driveway/turning area to the side. Stunning panoramic views over Port Erin and towards Port St Mary.

DETACHED COTTAGE

Manx stone tholtan used as studio-style living area. Living room with log burning stove, kitchen area and bathroom. Storage in roof space accessed by ladder. Velux.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing. Septic tank. Main property originally thought to date from approximately 1820's.

POSSESSION

Freehold. Vacant possession on completion of purchase. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the

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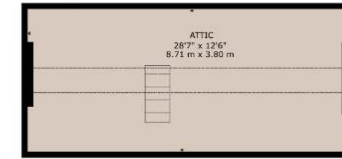




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1791 sq ft, 166.43 m², FLOOR 2: 1692 sq ft, 157.24 m², FLOOR 3: 61 sq ft, 5.68 m²
 EXCLUDED AREAS; COVERED PORCH: 44sq ft, 4.12 m²
 REDUCE HEADROOM: 295 sq ft, 27.38 m²
 TOTAL: 3544 sq ft, 329.35 m²

Since 1854

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