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3 Mill Cottages, Kentraugh, Colby, IM9 4AT  
**Asking Price £215,000**

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A cosy mid-terrace cottage in a peaceful semi-rural location, with lovely views over the surrounding countryside, and within walking distance of the beautiful Bay Ny Carrickey beach and the Shore Hotel. The nearest bus route is just a few minutes walk away. Internally, the accommodation comprises a lounge and kitchen on the ground floor, with 2 bedrooms and a bathroom upstairs. Outside is a charming garden with a paved patio area, surrounded by mature shrubs and trees. Would benefit from modernisation.



## **LOCATION**

Travelling out of Port Erin continue straight over at the Four Roads roundabout into Castletown Road and left at the junction onto the A5 coast road. Take the first turning on the left immediately after the Shore Hotel and proceed around the bend, where 3 Mill Cottages can be found on the right hand side.

## **ENTRANCE HALL**

Staircase leading to first floor.

## **LOUNGE**

13' 6" x 10' 3" (4.12m x 3.12m)

Open brick fireplace. Understairs storage cupboard. Opening to:

## **KITCHEN**

13' 10" x 7' 0" (4.21m x 2.13m)

Galley-style kitchen fitted with a range of base and wall units with contrasting worktops comprising stainless steel sink unit, electric cooker, fridge, tiled splashbacks. Door to rear garden.

## **FIRST FLOOR**

## **LANDING**

Loft access.

## **BEDROOM 1**

13' 5" x 12' 2" (4.10m x 3.72m)

Front aspect. Spacious room with lovely distant views over open countryside and towards Bradda Head.

## **BEDROOM 2**

10' 0" x 8' 2" (3.04m x 2.49m)

Fitted shelving. Built in airing cupboard. Pleasant views over the rear garden.

## **BATHROOM**

Suite comprising bath, w.c. and pedestal wash hand basin. Fitted medicine cabinet. Views over the rear garden.

## **OUTSIDE**

Good sized charming mature lawned rear garden with an abundance of trees and shrubs. Paved patio area.

## **SERVICES**

Mains water, drainage and electricity. UPVC double glazing. No central heating.

## **POSSESSION**

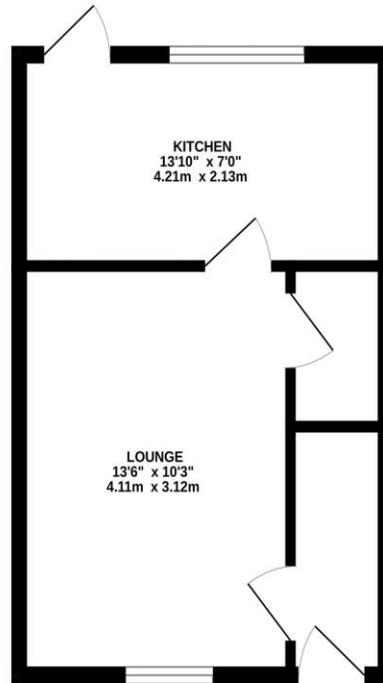
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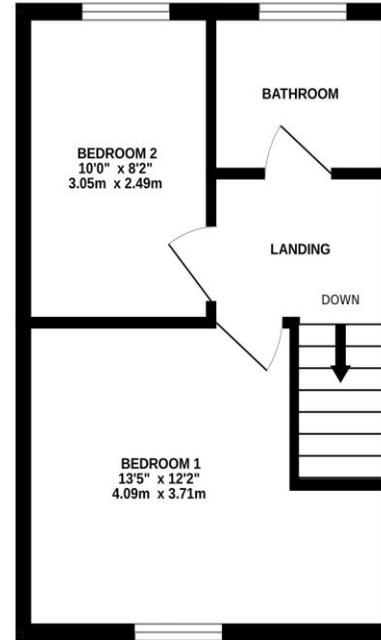




GROUND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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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