



Sunnyhill, Ballacraigne St Johns, IM4 3LR

This extended and renovated property currently consists of two separate living areas situated in a highly desirable residential location. The first being a Manx stone Cottage briefly comprising spacious Lounge, Kitchen, Sun Room, Office, double Bedroom with En Suite and Study/Gym. The secondary accommodation consists of a first floor Apartment and comprises spacious Lounge, Kitchen, 3 Bedrooms, En Suite, and Family Bathroom. Open plan mezzanine level. Integral Garage. Rear lawned gardens.

Reduced to £800,000

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Directions

Leave Douglas centre in the direction of Peel and continue through Glen Vine. Continue straight across at the Ballacrairie traffic lights where the property will be found a short distance along on the right hand side, opposite Allansons Nurseries.

Ground Floor

Manx Cottage Accommodation

Porch

Hardwood stable door. Downlighter. Half glazed oak door leading to:

Hall

Downlighter. Smoke detector. Staircase leading to the first floor. Doors to:

Office

Approx 21'9 x 19'10 (Approx 6.63m x 6.05m)

Downlighters. uPVC double glazed bay window to front elevation. Windows to rear elevation. Television and telephone points. Oak flooring.

Dining Kitchen

Approx 23'8 x 11'6 (Approx 7.21m x 3.51m)

Fitted with a range of oak fronted wall, base and drawer units with wooden worktop and tiled splashbacks. Built-in electric oven, microwave and inset hob. Extractor fan over. Inset stainless steel one and a half bowl sink with mixer tap. Built-in dishwasher. Space for American style fridge freezer. Television and telephone points. Tiled floor to Kitchen and oak flooring to dining area. Open fireplace to Lounge. Open to Sun Room.



Lounge

Approx 23'8 x 11'6 (Approx 7.21m x 3.51m)

Double patio doors and dual aspect windows. uPVC double glazed bay window. Downlighters. Television and telephone points. Oak flooring. Door to:



Inner Hall

Downlighter. Doors to:

Wet Room

Open shower area with glass panel, wall mounted wash hand basin and toilet. Downlighters. Dual aspect uPVC double glazed windows. Fully tiled walls and floor. Chrome heated towel rail/radiator. Door to:



Bedroom 1

Approx 13'10 x 9'9 (Approx 4.22m x 2.97m)

Downlighters. uPVC double glazed window to rear. Built-in wardrobes with sliding doors. Television and telephone points. Door to:

Sun Room

Glazed roof and uPVC double glazed window to rear. Built in wardrobes with sliding doors. Television and telephone points. Door to:



Gym

Approx 10'5 x 7'7 (Approx 3.18m x 2.31m)

Dual aspect uPVC double glazed windows. Downlighters. Television point. Oak flooring. Door to:

Garage

Approx 19'8 x 10'6 (Approx 5.99m x 3.20m)

Electric sectional up and over garage door. Light. Oil fired Firebird boiler and plumbing. Space for washing machine and tumble dryer.

First Floor

Apartment

Half glazed uPVC door opens to:

Hall

Downlighters. Access to loft space. Built in cloaks cupboard. Doors to:

Lounge

Approx 20'3 x 14'11 (Approx 6.17m x 4.55m)

Downlighters. Dual aspect uPVC double glazed windows. Television and telephone points. Doors to:



Bedroom 1

Approx 9'6 x 9'3 (Approx 2.90m x 2.82m)

Downlighters. Wall light. uPVC double glazed window. Television and power points. Doors to:

Shower Room

Fitted with a three piece white suite comprising corner shower with glazed surround and tiled walls, pedestal wash hand basin and low flow w.c. Downlighters. Extractor fan. Chrome heated towel rail/radiator. Oak flooring. Jack and Jill doors to Bedroom 2. Dual aspect uPVC double glazed windows.



Breakfast Kitchen

Approx 19'3 x 9'6 (Approx 5.87m x 2.90m)

Fitted with a range of oak fronted wall, base and drawer units. Contrasting work tops with tiled splashbacks. Inset one and half bowl stainless steel sink with mixer tap. Built-in AEG electric oven and hob with extractor over. Open ceiling to apex with surface mounted spotlights. uPVC double glazed windows to front and rear. Open to mezzanine level and doors to:



Mezzanine Level

Two large Velux windows. Television and power points.



Landing

Downlighters. Smoke detector. Stairs to ground floor (currently closed off). Doors to:

Bedroom 2

Approx 9'9 x 9'3 (Approx 2.97m x 2.82m)

Downlighters. uPVC double glazed windows to front elevation. Built-in wardrobe. Television point. Door to:



Inner Hall

Downlighters. Roof light. Undereaves storage cupboard. Open shelving and linen cupboard. Oak flooring. Doors to:

Bedroom 3

Approx 9'6 x 9'3 (Approx 2.90m x 2.82m)

Downlighters. Wall light. Television and power points. uPVC double glazed window.

Bathroom

Fitted with a three piece suite comprising double shower with tiled walls and glass panels, pedestal wash hand basin and low flow w.c. Downlighters. Extractor fan. Velux window. Plumbing for washing machine and tumble dryer. Mirrored cabinet with light and shaver socket over. Oak flooring. Chrome heated towel rail/radiator.

Outside

To the front of the property there is a large driveway area with lawn, mature borders and patio area. Open to side garden with further patio area and vegetable patch. To the rear there is a lower patio with steps to lawned garden and fruit bushes. Oil tank.



Services

Mains water, electricity and drainage installed. Oil fired central heating.

Tenure

The Tenure is Freehold.

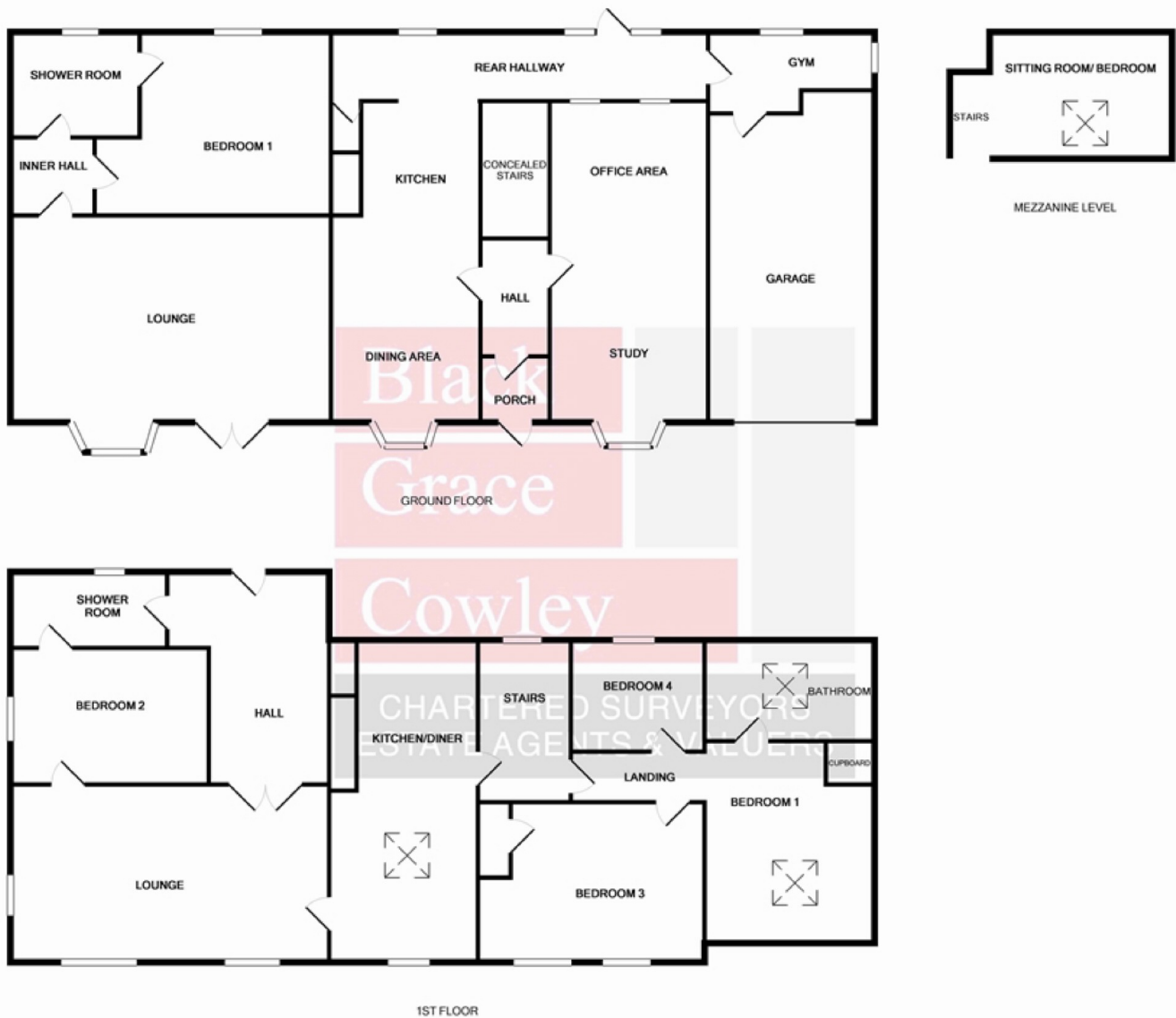
Possession

Vacant possession on completion of purchase.

Viewings

By appointment through Black Grace Cowley.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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