



ASKING PRICE

£515,000



THE DETAILS

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Cronk Beg

Fort Island Road, Derbyhaven

£515,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
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THE DESCRIPTION

- Cottage in sought after coastal hamlet
- No onward chain
- 22ft Lounge, Dining Room, 21ft Breakfast Kitchen, Utility
- 3 double Bedrooms and first floor Sitting/Dressing Room
- Shower Room and En Suite Bathroom
- Oil fired central heating and uPVC double glazing
- Enclosed rear garden, detached double garage and workshop

THE PROPERTY

DIRECTIONS

Approaching Castletown from Ballasalla continue past the Airport and King Williams College before turning left at the roundabout onto Shore Road. At the T-junction turn left onto the Promenade and continue along onto Derbyhaven Road again to the junction at the far end before turning right onto Fort Island Road where the property is a short distance along on the right hand side.

ACCOMMODATION

LOUNGE (*APPROX 23'4 X 13'0*)

Period style fireplace with marble surround. French doors leading to the rear garden. Coved ceiling.

DINING ROOM (*APPROX 16'7 X 12'2*)

Front entrance door. Coved ceiling.

INNER HALL

Stairs leading to the first floor.

CLOAKROOM

Fitted with a white wash hand basin and toilet.

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UTILITY (*APPROX 8'3 X 5'8*)

Plumbing for automatic washing machine. Central heating boiler. Door to garden.

BREAKFAST KITCHEN (*APPROX 21'0 X 10'0*)

Fitted base, wall and drawer units. Matching worksurface. 1½ bowl single drainer sink unit. Slot-in electric oven. Integrated dishwasher. Karndean floor covering.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (*APPROX 12'0 X 11'10*)

Archway through to:

WALK-IN WARDROBE (*APPROX 8'8 X 7'2*)

Fitted wardrobes.

EN SUITE BATHROOM (*APPROX 11'4 X 6'6*)

White suite comprising bath, wash hand basin and toilet. Linen/cylinder cupboard.

BEDROOM 2 (*APPROX 11'0 X 10'0*)

BEDROOM 3 (*APPROX 12'0 X 10'0*)

Fitted wardrobes and cupboards.



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SITTING/DRESSING ROOM (APPROX 20'4 X 8'0)

Accessed either off the landing or bedroom 2. Sea views over the golf course towards Castletown.

FAMILY SHOWER ROOM (APPROX 11'0 X 5'0)

Shower cubicle with plumbed in shower, vanity wash hand basin and toilet.

OUTSIDE

Hardstanding to the front of the property. Enclosed lawned rear garden with patio.

DOUBLE GARAGE/WORKSHOP (APPROX 30'0 X 10'0)

Detached tandem garage, set to and approach from the rear of the property. Remote up and over door. Power and light installed. Door to an attached workshop/store.

VENDOR'S COMMENTS

Cronk Beg is unusually light and bright for a Manx cottage due to its larger windows and internal glass doors. The ground floor comprises a dining hall, good sized sitting room with open fire and French doors to the garden. An extension to the rear allows, on the ground floor, a large kitchen breakfast room, WC with hot and cold water, and utility cloakroom housing boiler, washing machine and dryer. This room has a large window and door opening on to the garden. On the second floor is a sun room, extending across the whole width of the house. It has five, almost floor to ceiling windows, giving panoramic views across the golf course to Langness, the bay of Castletown, King Williams College and the hills beyond. There are three bedrooms, one en suite, plus a family shower room. Large loft with standing room. Any conversion could include a window to provide views over Derbyhaven bay (subject to planning permissions). The terrace and small cottage garden is enclosed at the rear by a secondary stone building, housing a garage for two cars or a boat, and a home studio or office, accessed from the garden. Access to the garage is via a private road. There is off road parking at the front and rear of the complex. Exceptional flat walking opportunities in all directions. Seconds from the shore, minutes from the golf club, five minutes from Castletown and the airport. A lovely family home, but an easy "lock up and go".

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SERVICES

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

TENURE

Freehold.

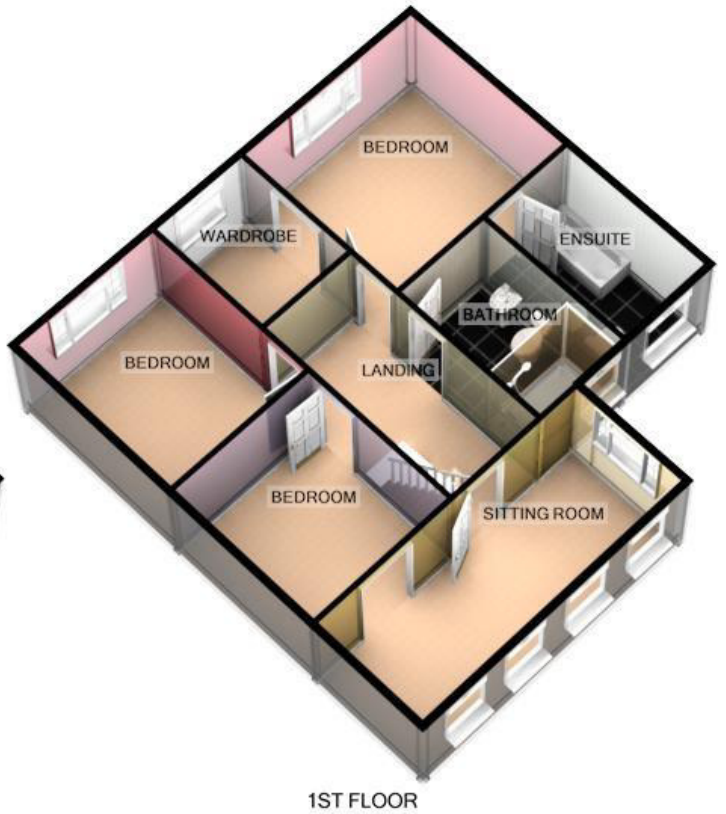
POSSESSION

Vacant possession on completion of purchase.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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