



ASKING PRICE

£179,950

## THE DETAILS



1 Church Cottages, St Marks,  
Ballasalla, Isle of Man  
£179,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE





PROPERTY DETAILS FOR

# 1 Church Cottages, St Marks, Ballasalla. IM9 3AH

## THE DESCRIPTION

Charming semi detached cottage(circa 1846) occupying a very pleasant position within this sought after rural location. The property enjoys spectacular views to the front over local countryside and is adjacent to the village green. The Cottage comprises Entrance Hall, Lounge with multi-fuel burner in granite stone fireplace, Dining Kitchen, Double Bedroom and a modern Shower Room. Small front garden. Oil fired central heating and double glazing.

## THE PROPERTY

### DIRECTIONS

Leave Douglas centre via the New Castletown Road and continue along to the first roundabout before turning right. Continue to the Braaid crossroads and turn left signposted St Marks. Follow the road along until reaching the crossroads and continue straight over and then turn left at the T junction where the property is a short distance along on the left hand side.

### ACCOMMODATION

#### HALLWAY

Stairs leading to the first floor. Tiled floor.

#### LOUNGE *APPROX (17'07 X 13'04)*

Multi fuel burner set in exposed stone surround and slate tiled hearth. Windows over looking the front garden allowing plenty of natural light. Under stair storage cupboard.

#### BREAKFAST KITCHEN

Fitted with a range of wall base and drawer units with matching work surfaces incorporating an electric oven, hob with extractor over and Belfast sink with mixer tap. Plumbed for washing machine. Tiled splashback. Tiled floor. Boulter oil fired central heating boiler. Door to front garden.

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## FIRST FLOOR

## LANDING

### BEDROOM 1 *APPROX (13'07 X 10'06)*

Built-in storage. Velux window. Views across the surrounding countryside to the hills. Loft access hatch.

## SHOWER ROOM

Fitted with a corner shower cubicle, wash hand basin and WC. Chrome heated towel rail. Vinyl flooring. Down lighting. Extractor fan.

## OUTSIDE

South-West facing paved garden. Oil tank.

## SERVICES

All mains services are available. Oil fired central heating.

## POSSESSION

Vacant possession on completion of purchase.

## TENURE

Tenure is Freehold.

## VIEWINGS

All viewings by appointment through the Agent, Black Grace Cowley.