



ASKING PRICE

£1,250,000

THE DETAILS

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Hill House, Glen Road
Colby
£1,250,000

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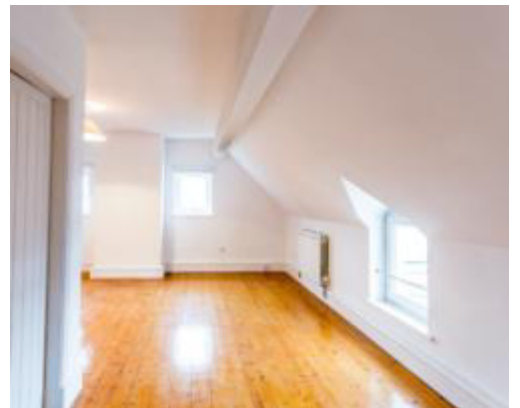
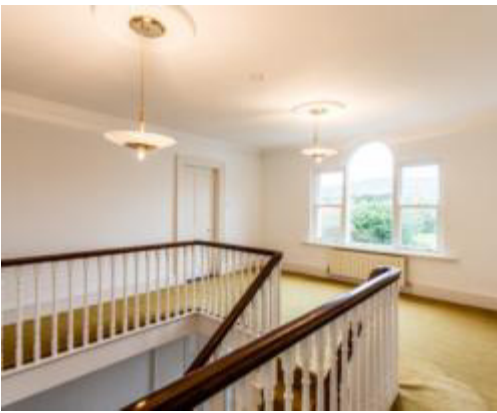
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a: 17A Orchard Road, Port Erin, Isle of Man, IM9 6AJ

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THE DESCRIPTION

Superior detached, modern family home located minutes from Colby village, some 15 mins from Douglas, 10 mins from airport and the Islands two private schools King Williams College and The Buchan. Set in private grounds within some of the Souths most picturesque countryside. Stunning Reception Hall with bespoke staircase, superb Family Lounge, modern fitted Breakfast Kitchen, Dining Area, Snug, Study and Playroom. Separate 2 storey Annexe to include contemporary fitted Kitchen, Lounge and 2 large En Suite double Bedrooms. Master Bedroom Suite comprising Bedroom with feature bay window, En Suite Bedroom and walk-in wardrobe, 3 additional En Suite double Bedrooms, Attic Bedroom/Play Room. Set in approximately 3 acres of landscaped gardens with peripheral patios and lawns. Private gated entrance with sweeping driveway. Detached triple garage block with accommodation over to include fully fitted Games Room. Option to acquire an additional 2.5 acres of lifestyle land opposite the property with private access. Viewing highly recommended.

THE PROPERTY

DIRECTIONS

On entering the village of Colby continue past the Colby Glen pub and Spar convenience store, taking the next turning on the right hand side onto the Colby Glen Road. Continue up this road through the periphery of the village where Hill House can be found approximately half a mile up on the right hand side, clearly identified by our "For Sale" board.

ENTRANCE HALL (*APPROX 18'0 X 16'0*)

A superb reception hall with feature varnished original pine floor covering, coved ceiling with central ceiling light fitting. Stunning staircase with oak "swans neck" balustrade providing access to the bedroom accommodation above. Power and telephone sockets. Full height double doors leading to the Lounge.

CLOAKROOM

Fitted with a two piece suite comprising wall mounted ceramic sink and W.C. Part tiled walls and fully tiled floor. Extractor fan and shaver socket.

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STUDY (APPROX 18'0 X 16'0)

Featuring a bespoke built-in bookshelf and storage unit. Coved ceiling with centrepiece light fitting. Television, telephone, power and data sockets.

LOUNGE (APPROX 23'7 X 19'10 INTO BAY WINDOW)

A superb dual aspect family lounge with a continuation of the varnished pine floor covering. Television, power and telephone sockets. Twin matching pendent light fittings, dado rail and coved ceiling. Feature cast iron fireplace with a slate hearth and timber mantel/surround. Double doors provide access out onto the rear patio and gardens. An additional set of double doors provide access into:

DINING ROOM (APPROX 16'3 X 11'0)

Twin matching light fittings. Television, power and telephone sockets. Double doors out onto the rear patio.

KITCHEN (APPROX 15'9 X 12'7)

Fitted with a range of cream base, wall and drawer units with contrasting blue Corian worktops and splashbacks. Undermounted stainless steel sink with chrome mixer tap over. Tiled floor covering. A set of double doors provides access onto the rear patio.

PLAY ROOM/ADDITIONAL DINING AREA (APPROX 15'3 X 15'3)

Featuring a matching varnished pine floor covering. Wall lights, power sockets and Venetian wooden slat blinds. A further set of double doors provides access out onto the parking apron to the front of the detached triple garage block.

ANNEXE ENTRANCE HALL (APPROX 12'11 X 5'10)

Tiled floor. Separate back door and side door leading to the rear of the property.



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KITCHEN (APPROX 19'10 X 10'7)

Featuring a range of wall, base and drawer units in white and contrasting wood effect gloss with Corian worktops and up stands. Integral appliances including an AEG electric oven and 4-ring electric hob and integral dishwasher. Undermounted one and a half stainless steel sink with chrome mixer tap over, under cabinet lighting and tiled floor covering. Television, power and telephone sockets.

UTILITY ROOM (APPROX 6'7 X 7'8)

Featuring fitted units with a small granite worktop. Door out to garden.

W.C.

Fitted with a two piece suite comprising pedestal wash hand basin and W.C.

REAR HALL

Stairs providing access to the bedroom accommodation above. Under stairs storage cupboard.

LOUNGE (APPROX 19'6 X 19'5)

Matching varnished pine floor covering. Television, power and light sockets. LED lights and Venetian blinds.

FIRST FLOOR

LANDING

Matching varnished pine floor covering providing access to:

BEDROOM 1 (APPROX 19'6 X 16'1)

Large L-shaped double bedroom with a continuation of the varnished pine floor covering. Fitted roller blinds.



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EN SUITE BATHROOM (APPROX 10'7 X 6'10)

Fitted with a white bathroom suite with matching pine panelling to the bath, over mounted wash hand basin set in a matching pine vanity unit/storage cupboard and pedestal W.C. Tiled walls, extractor fan and Velux window.

BEDROOM 2 (APPROX 19'6 X 16'1)

Large L-shaped double bedroom with a continuation of the varnished pine floor covering. Fitted roller blinds.

EN SUITE BATHROOM (APPROX 10'7 X 6'10)

Featuring a good sized walk-in shower cubicle, over mounted wash hand basin set on a hand built pine vanity unit/storage cupboard and pedestal W.C. Airing cupboard housing the Megaflo hot water cylinder. Chrome heated towel rail.

FIRST FLOOR (MAIN HOUSE)

GALLERIED LANDING (APPROX 18'2 X 15'10)

) Fabulous galleried landing with impressive floor to ceiling picture window providing superb views over the landscaped front garden and countryside beyond. Coved ceiling and feature matching pendant light fittings.

MASTER BEDROOM SUITE (APPROX 18'2 X 14'4)

A superior dual aspect master bedroom suite with hand made fitted wardrobes, dresser and chest of drawers. Coved ceiling. Television, telephone and power sockets. Feature bay window providing stunning southerly views.

EN SUITE BATHROOM (APPROX 11'11 X 8'6)

Featuring a contemporary white bathroom suite comprising bath, circular ceramic over mounted wash hand basin, bidet and pedestal W.C. Amtico wood effect floor covering with tongue and groove wood panelling to the walls. Access to:

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WALK-IN WARDROBE (*APPROX 8'8 X 3'5*)

Providing additional hanging space and storage.

BEDROOM 2 (*APPROX 15'11 X 14'9*)

Large dual aspect double bedroom with additional storage cupboard and contemporary wall lights.

EN SUITE BATHROOM (*APPROX 9'4 X 8'2*)

Featuring a superb contemporary walk-in shower unit with curved glazed panels, over mounted circular ceramic wash hand basin with mixer tap over and pedestal W.C. Wall mounted illuminated mirror and adjustable LED spotlights. Tiled walls and floor. Heated towel rail.

BEDROOM 3 (*APPROX 15'10 X 11'1*)

Large double bedroom with built-in wardrobes with mirrored doors. Television and power sockets. Storage cupboard housing a further Megaflo hot water cylinder.

EN SUITE SHOWER ROOM (*APPROX 7'10 X 5'9*)

Fully tiled en suite shower room with a modern walk-in shower cubicle with curved glass shower screen and rainfall oversized shower head, fitted glass wash hand basin with chrome mixer tap over and pedestal W.C. Chrome heated towel rail. Adjustable LED spotlights.

ATTIC (*APPROX 24'1 X 7'9*)

Stepped access to the attic with laminate floor covering. Eaves storage and twin Velux windows. Television, power sockets and bespoke lighting control system.

OUTSIDE

There is a courtyard to the front of the detached garage block with mosaic style feature block paving. The property is set in approximately 3 acres of landscaped gardens with feature lawns, mature shrub and tree borders accessible from the Colby Glen Road via private gated entrance complete with cattle grid.

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DETACHED TRIPLE GARAGE BLOCK (APPROX 33'0 X 23'2)

Comprising three adjoining garages with electric up and over sectional garage doors. Set of steps to the side of the block provides access to:

GAMES ROOM/SECOND ANNEXE (APPROX 23'2 X 21'3)

Timber floor covering. Tongue and groove ceiling and exposed beams.

SERVICES

Oil fired central heating and timber sliding sash double glazed windows and doors.

TENURE

Freehold.

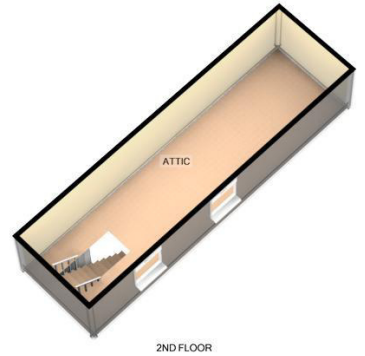
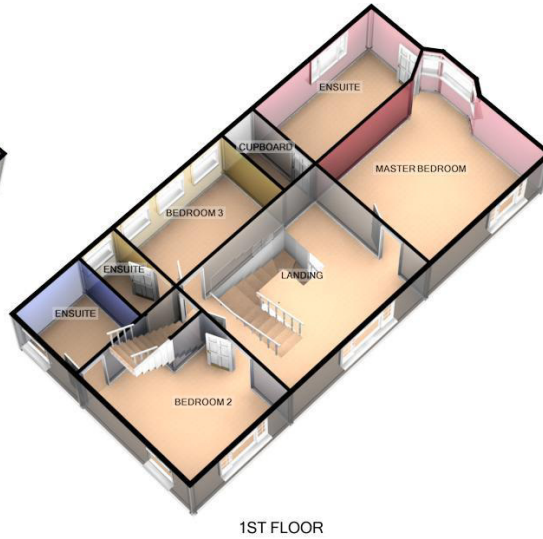
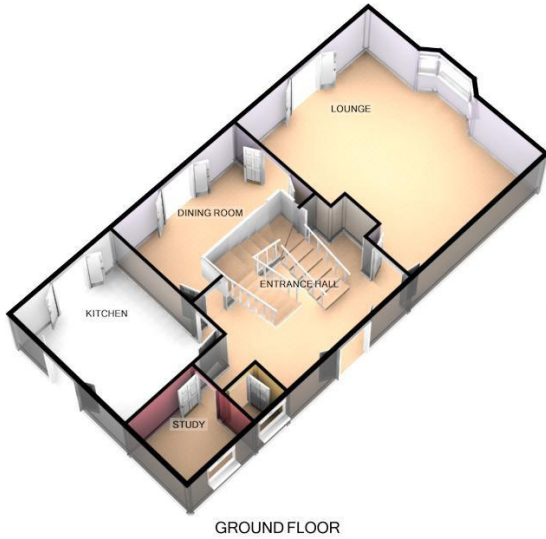
POSSESSION

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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