



ASKING PRICE

£580,000



## THE DETAILS



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Laburnum Lodge & Thie Ollee  
Sound Road, Glen Maye  
£580,000

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

e: [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 845 696

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















## THE DESCRIPTION

- Detached house situated in a rural, picturesque location
- Occupying a generous plot in Glen Maye
- Situated within a 5 minute drive of Peel, and a short drive to Douglas and the South of the Island
- Entrance Hall/Study Area, Dining Room, Lounge
- Kitchen, Utility Room
- 4 Bedrooms, 2 Bathrooms
- Thie Ollee, detached cottage currently used as Holiday Accommodation
- Lounge/Diner, Kitchen, Bedroom, Shower Room
- 2 Garages, Ample parking
- Large private rear garden

## THE PROPERTY

Black Grace Cowley are delighted to offer Laburnum Lodge and Thie Ollee to the market. A detached house with separate cottage and outbuildings situated in a generous plot in a secluded location in Glen Maye. The property is approached via private driveway with mature trees, and shrubs, at the front of the property is a turning circle with ample parking. A covered porch with a wooden front door and floor to ceiling side window leads into a spacious entrance hall with downstairs WC and cloakroom, study area and a floor to ceiling window at the rear over looks the garden. To the left is a dual aspect dining room with a stone fireplace with wood burning stove and sliding doors leading to the rear garden, double doors lead into a spacious dual aspect lounge with sliding doors leading out to the rear garden. Off the entrance hall to the right is a well equipped kitchen with a range of base and wall units with a double oven and electric hob, back door leading to the rear garden. Off the kitchen is a utility room with space for a fridge freezer, tumble dryer and plumbing for a washing machine and dishwasher. On the first floor is a spacious master bedroom with fitted wardrobes, large velux window with views of the rear garden and surrounding countryside, en-suite shower room. Three further bedrooms and a modern bathroom fitted with a four piece suite comprising bath, shower, wash hand basin and WC.

The property also benefits from a self contained holiday cottage/annex, 'Thie Ollee', comprising of an open plan lounge/diner with a separate kitchen, double bedroom and shower room. A rear garden can be accessed off the bedroom, mainly paved with mature shrubs and trees.

Attached to Thie Ollee is a double garage with power, lighting and an up and over door. Beyond this building, located further down the drive, is another garage.



PROPERTY DETAILS FOR

## Laburnum Lodge & Thie Ollee, Sound Road, Glen Maye

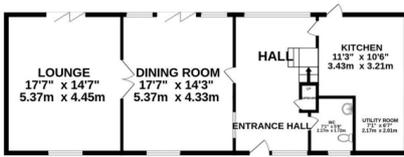
Laburnum Lodge occupies a generous plot, accessed via a private driveway off the Sound Road, with mature borders. At the rear of the property is a patio area with access off the main living areas, and a large lawned garden with views towards the surrounding countryside.

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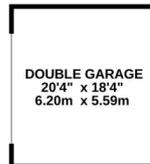
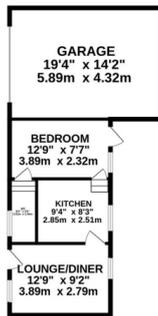
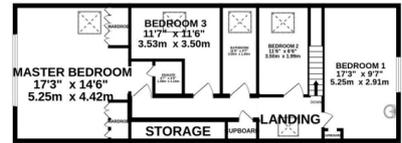
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## FLOORPLAN

GROUND FLOOR  
1857 sq.ft. (172.5 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.5 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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PROPERTY DETAILS FOR

# Laburnum Lodge & Thie Ollee, Sound Road, Glen Maye

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