



THE GATEHOUSE

COUTTS HOUSE | ONCHAN

- A rare and exciting opportunity to own a part of the unique, discreet and exclusive address that is Coutts House
- The Gatehouse is a charming detached oak framed residence in the grounds of Coutts House
- Beautifully refurbished with a contemporary luxurious finish and underfloor heating throughout
- Generous open plan Living Dining Area, Conservatory/Office
- Cloakroom, Utility, stunning contemporary German Kitchen
- 2 double Bedrooms with En Suites
- Lutron digital lighting system
- Full bespoke Concierge Service
- On-site Leisure Complex to include Spa, Sauna and 10 metre Swimming Pool
- Gym with Weight Room, private Therapy and Treatment Rooms
- Service charge applicable
- Detailed planning consent for the erection of a two storey extension (PA 21/01245/B)





THE GATEHOUSE

Black Grace Cowley are delighted to offer this rare and exciting opportunity to own a part of the unique, discreet and exclusive address. The Gatehouse is a charming detached oak framed residence in the grounds of Coutts House. Beautifully refurbished with a contemporary luxurious finish and underfloor heating throughout.

Spacious Entrance Hall with stairs to the first floor. Generous open plan Living Dining Area with floor to ceiling timber glazing and access out onto the private sun terrace and architect designed front garden. Continuation of the distressed timber floor covering. Fitted with a range of base units from the original kitchen with with sink and drainer, additional bespoke fitted cupboards providing superb hanging space and storage. Plumbed for washing machine. Cupboard housing hot water cylinder and control units. Refitted with a brand new bespoke designed German kitchen comprising base, wall and drawer units finished in gloss white with soft close doors and drawers. Beautiful Corian work-surface compliments the kitchen units with matching up-stands and under-mounted sink and drainer. State of the art AEG appliances to include digital 4-ring induction hob, integral oven, Micromat combi, larder fridge and integral dishwasher.







Open tread timber staircase with fitted Sisal carpet to treads and first floor. Landing with storage cupboard off. Spacious dual aspect Master Bedroom with door to an En Suite Bathroom fitted with a stunning contemporary Kohler bathroom suite comprising jacuzzi bath, walk-in shower with curved glass screen and door, cantilevered wall mounted floating sink with over lit mirrored vanity unit and pedestal W.C. Tiled floor covering, part tiled walls and heated towel rail. Bedroom 2 which is a large double bedroom currently used as a 'his and hers' dressing room with fitted cupboards featuring full length hanging space, shelving and storage, fronted with full length mirrors. Recessed spotlights and Velux roof light. En Suite Shower Room fitted with a contemporary Kohler walk-in double shower with rain forest shower head and separate attachment, wall mounted, over lit mirrored vanity unit and pedestal W.C. Tiled floor covering with part tiled walls and heated towel rail.











Private sun terrace to the rear of the property recently completed, architect designed garden with private seating area and water feature. Dedicated car parking space. Single Garage with electric up and over door.

All mains services are installed. Gas fired central heating. Underfloor heating throughout.



BLACK GRACE COWLEY

GROUND FLOOR



1ST FLOOR



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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VIEWING

Viewing is strictly by appointment only through the Agent.

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