



ASKING PRICE

£344,950

## THE DETAILS

 3     2     1



The Old Smithy  
Main Road, Greeba  
£344,950

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



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## THE DESCRIPTION

- Charming 'upside down' Cottage
- Conveniently located in the central valley in Greeba
- Lounge/Kitchen/Diner
- 3 Bedrooms, Shower Room, En-suite Bathroom
- Private and secure side garden
- Off Road parking for 3 vehicles
- Gas Central Heating

## THE PROPERTY

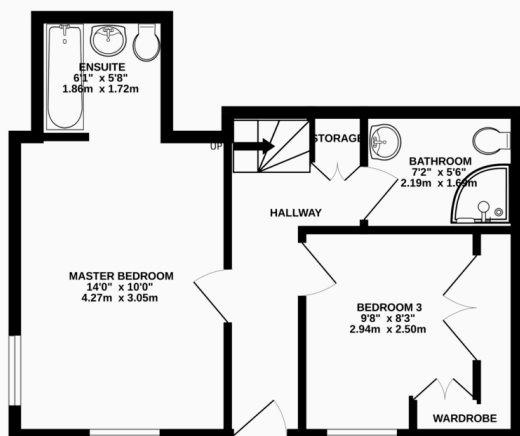
Black Grace Cowley are delighted to offer The Old Smithy to the market, a charming and quirky 'upside down' cottage in Greeba. Situated in the central valley, close to the bus route and only a five minute drive to Peel and 15 minutes to Douglas and the airport in the South.

Entering the property via the uPVC double glazed door into the spacious hallway with cloakroom cupboard and stairs leading to the first floor. To the left is a generous master bedroom with dual aspect windows and a modern en-suite bathroom featuring a bath with shower over, sink, WC and heated towel rail. On the left is a single room/nursery with ample storage currently used as a dressing room. There is a separate shower room with corner shower, sink, WC and heated towel rail. Upstairs is a lovely light and airy open-plan kitchen, lounge and dining room, in the lounge area is a feature fireplace with multi-fuel burner. The modern kitchen fitted with base and wall units, space for electric oven, washing machine, dryer, fridge/freezer and a stainless steel sink that overlooks the fields beyond. Off the lounge is the second bedroom which is currently used as a snug and occasional bedroom for guests. A backdoor from the kitchen leads down to a yard and undercroft, ideal for storage, with a lockable door to the side garden, also accessible from the front, which is fenced, laid to lawn with gravelled patio area and flower beds.

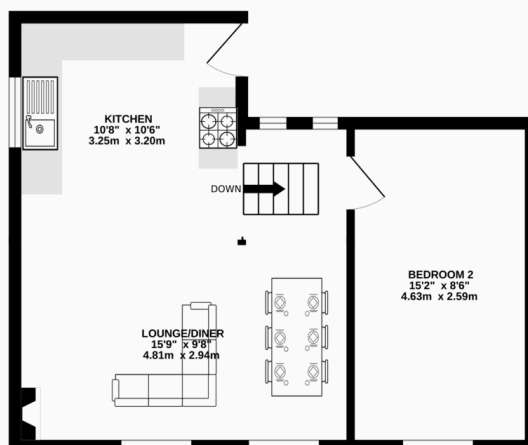
At the front are two car parking spaces with the third being opposite the cottage on Ballachurry Road. Gas central heating. uPVC double glazed. Viewings highly recommended.

## FLOORPLAN

**GROUND FLOOR**  
381 sq.ft. (35.4 sq.m.) approx.



**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



**TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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# The Old Smithy, Greeba

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