



ASKING PRICE

£429,950



THE DETAILS



3



2



3



2 Sunhill Cottages

Croit E Quill Road, Laxey

£429,950

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Semi-detached cottage in Laxey with sea views
- Within walking distance of Laxey Village, close to local bus routes and amenities
- 3 Reception Rooms, Kitchen
- 3 Bedrooms, 2 Bathrooms
- Garage and off road parking
- Private rear gardens and sun terraces to the front and side
- Elevated position with sea views
- uPVC double glazed throughout, Gas fired central heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 2 Sunhill Cottages to the market. This character full semi-detached, period property has been extended by the current vendors. It consists of a unique layout with spectacular sea and rural views, which can be taken advantage of from the various living areas and outdoor terraces.

Upon entering the property steps lead up to the front door. A double glazed door leads into the porch, which has dual aspect windows with stunning views. The porch leads through to the triple aspect entrance/sunroom with two large double glazed picture windows looking out to sea and an additional porthole window adding plenty of character to the room. From the entrance/ sun room, there are two openings that lead into the original part of the cottage and open-plan kitchen/diner. The kitchen area has original exposed beams and fitted with a range of country style wall and base units with laminate worktops, integrated oven and ceramic hob, modern downlighters, sink and drainer and space and plumbing for undercounter fridge and freezer and washing machine and tumble dryer. The dining area also has exposed beams and a wrought iron spiral staircase that gives secondary access to the upper floors, in particular to bedrooms, 2, 3 and the family bathroom.

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From the entrance hall a small flight of stairs, lead up into a spacious dual aspect living room with beamed ceilings, feature fireplace and stunning sea views from the living room. A door leads out to the rear staircase, which takes you up to study area/landing space. Off the study area, is a set of sliding patio doors that lead into the conservatory, which gives access out to the rear garden and to the side sun terrace. The conservatory is triple aspect room with two uPVC doors offering access to the outside space. Also off the study area, is access into the master bedroom which is situated to the rear of the house and is a good sized double bedroom with built in wardrobes, dual aspect windows, to side aspect there are views across the gardens. Off the master bedroom, is an en-suite shower room fitted with a walk-in shower cubicle, WC, wash hand basin and bidet. Lastly off of the landing/study area is a door into the family bathroom, which is fitted with a panelled bath with shower attachment over, wash hand basin and WC. The family bathroom provides access to the secondary landing space which is also accessible from the wrought iron spiral staircase.

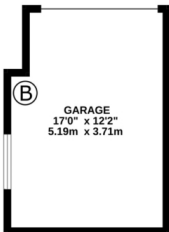
Off the secondary landing are bedrooms 2 and 3, bedroom 2 has exposed beams and pitched ceilings, double glazed hatch window with sea views and leads out to a private front terrace, built in wardrobes to one wall. Bedroom 3 also has pitched ceilings, exposed beams, built in wardrobe and double glazed hatch window which provides access out onto the front terrace.

Externally, the gardens at the back are beautifully maintained and mature with a gravelled patio area, a raised lawn area and mature shrub and tree borders with a large cherry tree as a centrepiece, to the garden. Sun terrace off the conservatory and an elevated patio area just outside the front of the property. Garage with an electric up and over door and houses the gas central heating boiler.

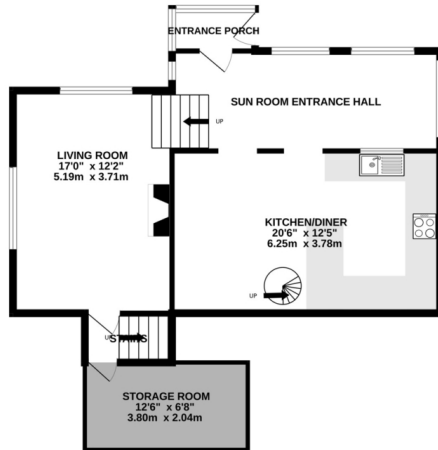
The property is situated in a stunning location close to Laxey Village and its amenities and beach, close proximity to The Shore Hotel and Mona Lisa and bus route giving easy access into both Douglas and Ramsey.

FLOORPLAN

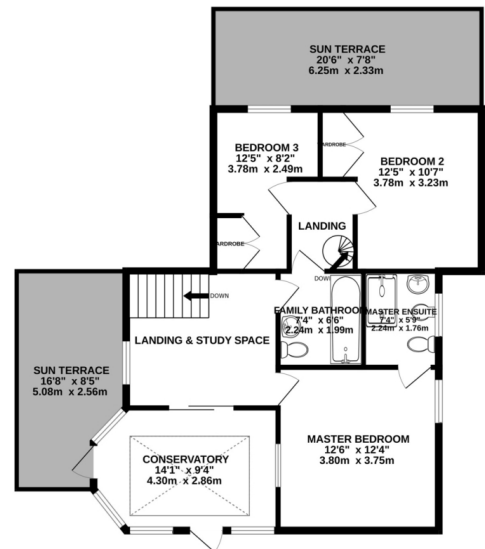
BASEMENT
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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

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