



ASKING PRICE

£425,000

## THE DETAILS



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Knockfroy Beg  
Main Road, Santon  
£425,000

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

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







## Knockfroy Beg, Main Road, Santon



## THE DESCRIPTION

- Detached Double Fronted Cottage
- Main Road Frontage with rural views
- Situated on a bus route, 5 minute drive to Douglas and 10 minute drive to Castletown
- Lounge, Dining Room, Kitchen
- 3 Bedrooms, 1st Floor Study, Bathroom
- Utility Room
- Large Garage, Off road parking for 3-4 cars
- Private rear garden
- Oil Fired Central Heating

## THE PROPERTY

Black Grace Cowley are pleased to offer Knockfroy Beg to the market, a detached double fronted cottage situated just 5 minutes from Douglas, 10 minutes from Castletown and on a regular bus route connecting to Douglas the South of the island.

Upon entering the property there is a triple aspect porch with a door leading into the lounge and dining room, the lounge is situated to the left of the cottage with a feature burner and built in storage and book shelves. The dining room is situated to the right with an opening leading into the kitchen which is fitted with a range of wooden fronted base, wall and drawer units with laminate worktops, integrated electric oven and hob. From the kitchen there is a rear door leading out to the garden, and a door into the utility room with plumbing for a washing machine.

A central staircase in the lounge and dining room provides access to the first floor, with a bright and spacious landing. To the front of the property is bedroom 1, a dual aspect double bedroom with a built in wardrobe and cupboard. Bedroom 2 is also situated to front and a generous double bedroom. Bedroom 4/Study is situated to the front of the property. Bedroom 3 is situated to the rear, and another good sized double bedroom. The bathroom is situated to the rear and fitted with a bath with shower over, wash hand basin, WC and bidet.

To the front of the property there is a good size driveway with parking for 3-4 cars. The large garage is accessed from the front via a bi-fold door. To the rear there is a private garden with well established shrubs and trees, mainly laid to lawn. The oil tank for the central heating is situated to the side of the garage.



PROPERTY DETAILS FOR

## Knockfroy Beg, Main Road, Santon

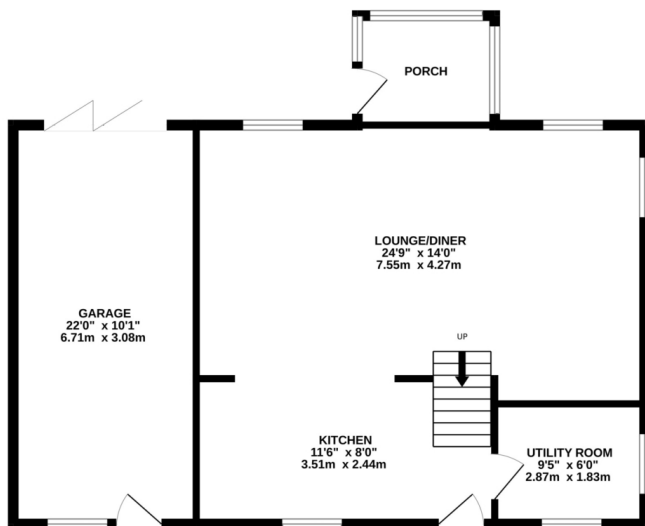
The property has road frontage to the A5 (Main Road, Santon), and situated just a short 5 minute drive to Douglas and 10 minutes to Castletown. There is also a regular bus service through Santon to Douglas and the South of the island.

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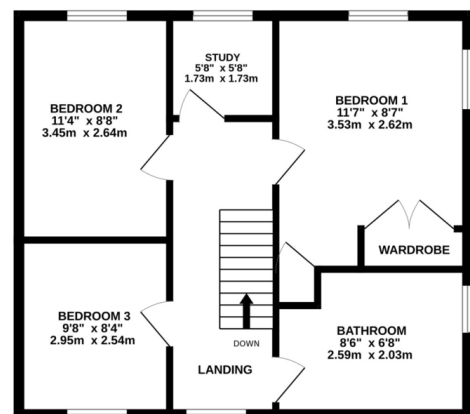
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## FLOORPLAN

GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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# Knockfroy Beg, Main Road, Santon

## Disclaimer

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The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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