



ASKING PRICE

£750,000

## THE DETAILS



Erinville, Douglas Road  
Kirk Michael  
£750,000

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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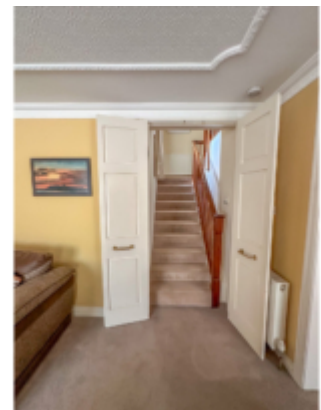


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## Erinville, Kirk Michael





## THE DESCRIPTION

- Characterful Detached Family Home
- Sitting in an elevated position with approximately 1.75 acres of gardens and paddock
- Centrally located and an easy commute to Douglas, Ramsey, Peel and Ronaldsway
- 3 Reception Rooms, Breakfast Kitchen, Downstairs Shower/WC
- 4 Bedrooms, 3 Bathrooms, 1 En-suite
- Garage, private driveways with additional off road parking for multiple vehicles
- Utility Room, Boiler Room, Cellar, Workshop, Summerhouse
- Oil fired central heating, double glazed throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer Erinville to the market. This private property extends to approximately 3,500 square feet and is sat in an elevated position on the outskirts of the village of Kirk Michael.

There are two driveways, the East approach leads to the front of the property and garage and the West leads to the rear porch with generous parking for multiple vehicles. Entering via the double glazed entrance porch which leads into the lounge and dining room with views of the front garden, double doors lead to a hidden staircase to the upper floor. A door from the lounge leads into a spacious boot room with access to the cellar, rear porch, shower room/WC and kitchen/diner. The modern kitchen is fitted with a range of wall and base units, electric AGA, black granite work surface, sink with chrome fittings and drainer, integrated appliances including a double fridge and freezer and dishwasher. There is a side door to an enclosed courtyard with access to the front of the house and the garage. Patio doors lead into the courtyard, utility room, boiler room and door to the rear of the property. Off the lounge is a generous reception room with a separate entrance and A framed ceiling currently used as a snooker room, with a plumbed bar area and a separate large office. This space could be repurposed, subject to planning and building control, into an additional annex offering multigenerational living.



## Erinville, Kirk Michael

On the first floor is a spacious landing with plenty of natural light. The master suite is situated to one end with rural views, there is a generous dressing room with built-in wardrobes, the en-suite consists of a separate bath, shower, vanity sink and WC, double doors lead from the dressing room into the main bedroom with dual aspect windows. The second bedroom has built-in wardrobes and vanity sink, there are two further bedrooms one double and one single with a built-in wardrobe. In addition to the bedrooms, there is a family bathroom, fitted with a panelled bath, corner shower, vanity sink and WC.

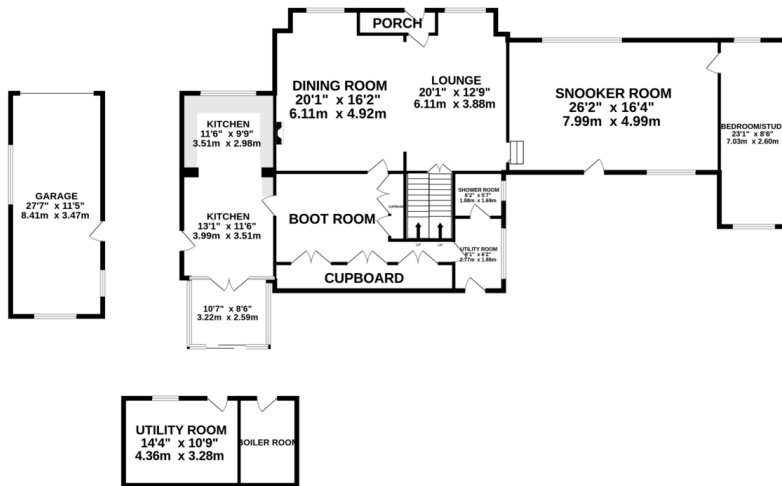
Outside, the property's principal gardens extend to approximately 1.75 of an acre. There is a detached garage, boiler room and utility room accessed from the enclosed paved courtyard. The front, side and rear garden are all lawned, with mature trees, fruit trees and shrubs. In Spring the front garden provides a magnificent show of crocuses that have been flowering since 1850. The West driveway leads to the rear of the house providing parking for both large and small vehicles with a gate leading to the workshop, upper paddock, garden shed and Summer house. There is direct access via Erinville to an additional 5 acres of agricultural land that are separately owned but may be available to purchase through private negotiation with the land owner.

Double glazed throughout. Oil fired central heating. Mains water, electricity and drainage. No onward chain.

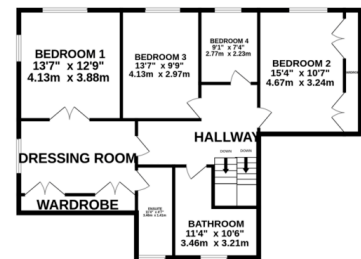


## FLOORPLAN

GROUND FLOOR  
2500 sq.ft. (232.2 sq.m.) approx.



1ST FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 3524 sq.ft. (327.4 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 Erinville, Kirk Michael

### Disclaimer

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