



ASKING PRICE

£975,000

THE DETAILS

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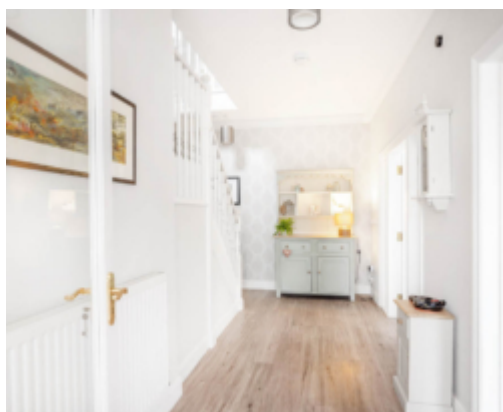


10 Carrick Bay View
Colby
£975,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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



PROPERTY DETAILS FOR
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THE DESCRIPTION

- Detached Modern Executive Home situated in an elevated position with panoramic sea views
- Short distance to Port St Mary and close proximity to King Williams College and Ronaldsway Airport
- Luxury open-plan Kitchen and Dining, Dual aspect Living Room
- Utility Room and Guest WC
- 5/6 Bedrooms, 3 Bathrooms (2 En-suites)
- Bedroom 1 & 2 are large suites with fitted wardrobes and en-suites
- Ample storage throughout the property
- Kitchen and Master En-suite recently fitted by Haus
- Detached Double Garage with log store and covered store area to rear
- Off street parking for 4 vehicles
- Substantial plot with mature gardens, vegetable patches, greenhouse and south facing sun terrace
- uPVC Double Glazed throughout, Air source heat pump
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 10 Carrick Bay View to the market, this stunning modern detached executive home sits on a large corner plot within a prestigious cul-de-sac in Colby. The property is situated at the end of the cul-de-sac with a large tarmac drive for 4+ vehicles and provides access to a detached double garage.

Entering the property via the newly fitted composite door which leads into the entrance porch with a door providing access to the u-shaped hallway with two built in storage cupboards. Off the hallway are Bedrooms 3, 4 & 5 all of which are good sized double bedrooms, Bedroom 4 & 5 both benefit from fitted wardrobes. Bedroom 3 is a lovely dual aspect room with plenty of natural light. In addition to the bedrooms, there is a potential 6th Bedroom, which is currently utilised as a gym, but would make a nice study/home office with French patio doors leading out to the south facing patio area. Lastly on the ground floor there is a family bathroom which has a panelled bath, walk in shower cubicle, wash hand basin and WC.

10 Carrick Bay View, Colby

On the first floor there is a double glazed window over the stairwell offering plenty of natural light throughout the hallway. Off the hallway there is a door into a fantastic sized living room with dual aspect double glazed windows and sliding patio doors that lead out to sun terrace which enjoys panoramic sea and countryside views. The lounge features an open-fireplace with a stone surround and tiled hearth, and wood effect flooring that continues through to the excellently sized open-plan kitchen and dining area. The dining area has a window to the side aspect looking across the gardens and surrounding countryside. A large opening leads into the kitchen which has been recently modernised with soft grey base, wall and drawer units with marble worktops, a large central island with contrasting units and breakfast bar. Integrated appliances which include NEFF induction hob, double combi ovens (one with slide and hide door), plate warmer, fridge freezer and dishwasher. A set of French patio doors provide access out to the rear garden and a large double glazed window offers plenty of natural light. Off the kitchen is access into the utility room which is fitted with matching base units, large built in cupboard housing the pressurised hot water cylinder from the air source heat pump and space and plumbing for a washing machine, tumble dryer and space for an additional under counter fridge. Off the hallway there is a large guest cloakroom fitted with a wash hand basin and WC, and a large built in airing cupboard off the hall. Bedroom 1 and 2 are situated on the first floor, Bedroom 1 is situated to the front of the property enjoying panoramic views out to sea and access onto the private sun terrace via a set of double glazed French patio doors, dual aspect windows offer plenty of natural light and a bank of fitted wardrobes to one wall. In addition to the fitted wardrobes there is a walk through wardrobe which is fitted with two double wardrobes, one to either side, and then leads through to the en-suite bathroom which has been recently modernised and fitted with a double ended bath, wet room style shower, wash hand basin with vanity unit below and WC, tiled floors, underfloor heating and part tiled walls. Bedroom 2 is a large suite with a fitted wardrobe, dual aspect windows and an en-suite shower room fitted with a walk in shower, wash hand basin and WC

Externally, the property sits in a fantastic plot with beautifully maintained and mature gardens with fenced borders to the rear and hedgerow boarder siding onto the agricultural fields. The garden is mainly laid to law with a selection of patio and terraced areas, one directly off the kitchen and another on the lower level off the gym/Bedroom 6. Raised corner patio takes in those stunning views out to sea, raised vegetable beds and a greenhouse. There is a detached double garage with two newly fitted roller doors, to the rear of the garage there is a log store and attached covered storage area.



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Carrick Bay View offers a fantastic opportunity for a family looking to grow into a spectacular size home with the most stunning views in the south of the island. The property is within a short distance of Port St. Mary, 5 to 10 minute drive from Castletown, King Williams College and Ronaldsway Airport, and only a short drive to Port Erin.

To appreciate the space, plot size and the high quality finish on offer, please call Black Grace Cowley on 01624 645555 to arrange a viewing.

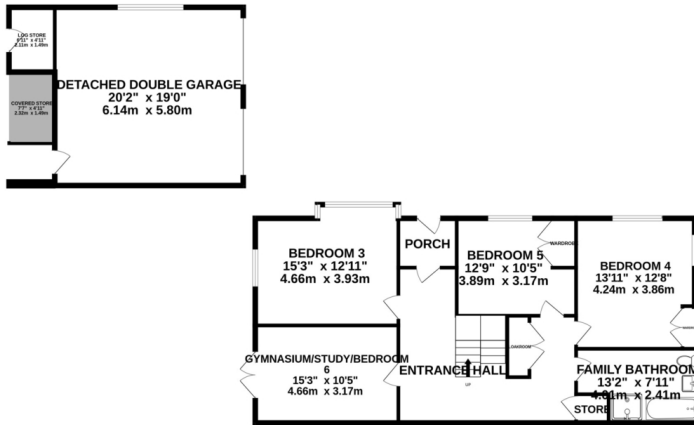
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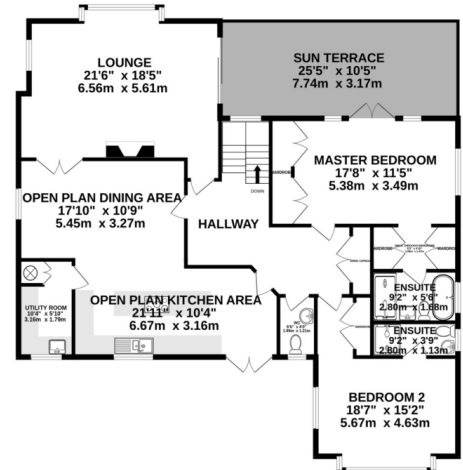
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FLOORPLAN

GROUND FLOOR
1459 sq.ft. (135.6 sq.m.) approx.



FIRST FLOOR
1589 sq.ft. (147.7 sq.m.) approx.



TOTAL FLOOR AREA: 3049 sq.ft. (283.2 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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