



ASKING PRICE

£499,950

THE DETAILS

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Dog Mill Cottages
Dogmills, Ramsey
£499,950

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

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THE DESCRIPTION

- Detached Manx Cottage set within 3/4 of an acre of beautifully landscaped gardens
- Within walking distance of the beach and only a short drive to Ramsey
- Retaining original features throughout
- Lounge, Diner, newly fitted Kitchen, Sunroom
- 2/3 Bedrooms, 2 Bath (1 En-suite)
- Attached Boiler/Utility Room
- Detached Tandem Garage, Off street parking for several vehicles
- Oil fired central heating, uPVC double glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer Dog Mill Cottages to the market, this unique and characterful I-shaped Manx Stone cottage sits within 3/4 of an acre of private and landscaped gardens. The property benefits from a gated entrance providing access to a large gravel parking area. Detached tandem garage with dual aspect windows and an up and over door to the front located just off the parking area. A gravelled footpath leads to the cottage.

Upon entering the cottage via the double doors which leads into the sunroom with dual aspect windows. There is a downstairs shower room fitted with a shower cubicle, wash hand basin and WC. From the sunroom there is access into a stunning lounge with log burner, feature stone surround, exposed beamed ceiling, uPVC double glazed windows, painted concrete floor and a doorway into the dining room. The dining room boasts plenty of original features including exposed beamed ceilings, dual aspect windows, one of which overlooks the gardens and has a timber staircase to the first floor. An opening leads into a bespoke built kitchen which features country style wall and base units with stone worktops, integrated appliances, Falcon range cooker, dual aspect windows enjoying views of the gardens and a door leading out.



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On the first floor there is a bright landing area with stripped original floorboards. Bedroom 1, situated to the rear of the cottage, is a good sized double bedroom with a double glazed window which enjoys views over the grounds. There is a newly modernised en-suite shower room fitted with a walk in shower cubicle, wash hand basin with vanity unit below and WC. Bedroom 3/Dressing Room is accessed off the landing and is a large dual aspect room with built in storage. This room is currently used as a walkthrough dressing room, which leads into Bedroom 2, but could easily be adapted to create a third bedroom. Lastly, Bedroom 2, situated at the far end of the cottage is a triple aspect bedroom with plenty of natural light. Throughout the first floor of the main cottage, there is original wood flooring and additional period features.

Externally, attached to the cottage there is a boiler room/utility room, which houses the oil fired central heating boiler and pressurised hot water cylinder. The gardens are spectacular at Dog Mill Cottages and extend to 0.75 acres of mainly lawned gardens with mature tree and hedge lined borders, pond, two large sheds, large greenhouse and various seating areas and sun traps throughout making the most of the properties south west facing aspect.

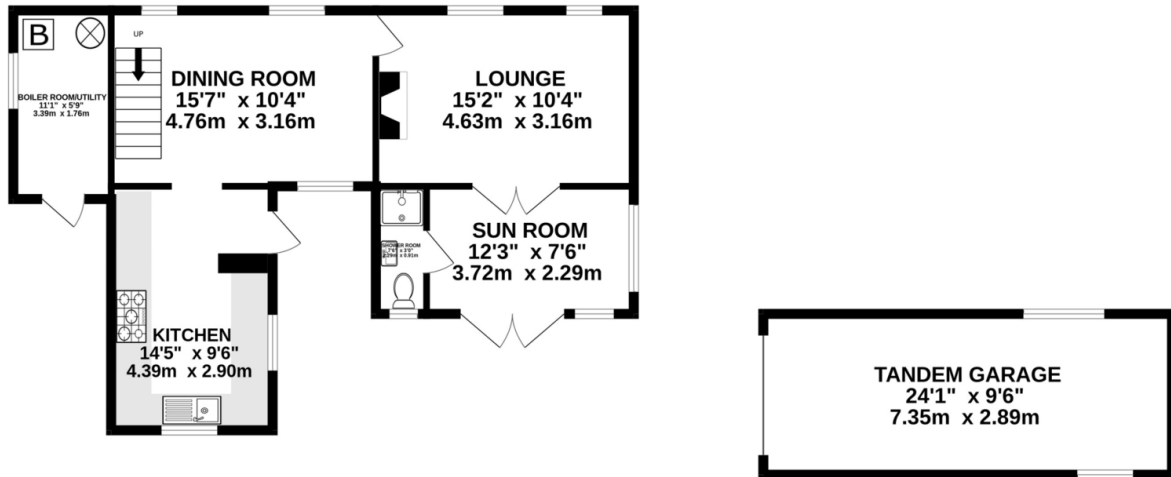
To appreciate the grounds, character and unique features within the property, a viewing is a must. Located across the road from the beach, and easy access to Ramsey Town Centre and Douglas. Please call Black Grace Cowley on 01624 645555

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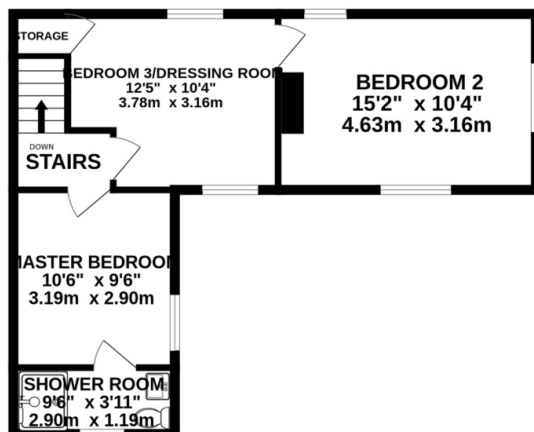
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FLOORPLAN

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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SITE PLAN





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