



ASKING PRICE

£449,000

## THE DETAILS



Allenbank, The Hope  
St Johns  
£449,000

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











PROPERTY DETAILS FOR  
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## Allenbank, The Hope, St Johns



## THE DESCRIPTION

- Detached Family Home set in approximately 1 acre
- Uninterrupted countryside views of Slieau Whallian
- 2 Reception rooms, Kitchen, Utility
- 4 Bedrooms, Family Bathroom, WC
- Private side garden extending down to the River Neb
- Double Garage and off-road Parking
- Additional agricultural land approximately 1.5 acres

## THE PROPERTY

Black Grace Cowley are pleased to present Allenbank to the market. This traditional Manx stone detached family home, previously a garden nursery business, is set within approximately one acre of grounds and enjoys uninterrupted countryside views towards Slieau Whallian. Centrally located at The Hope, St Johns it is perfectly positioned for an easy commute to Douglas, Ramsey and the South. The well-proportioned accommodation comprises of a lounge with ingle nook fireplace, dining room, kitchen and utility room on the ground floor. On the 1st floor are four bedrooms, a family bathroom and a separate WC. A staircase off the landing leads to a large attic room that could be used as a den, hobby room or occasional bedroom.

Externally, the property benefits from a private side garden extending down to the River Neb, along with a double garage that does require some refurbishment and ample off-road parking. In addition, situated directly opposite the property, there is approximately 1.5 acres of covenanted agricultural land with mains water.

Previous planning permission, 09/00669/B now lapsed, was approved for a two storey extension for a garage with a master bedroom suite above and there is currently planning permission approved 08/01466/B, for a sunroom extension to the side of the house. This property offers so much potential and possibilities for someone seeking space, privacy and a rural lifestyle.

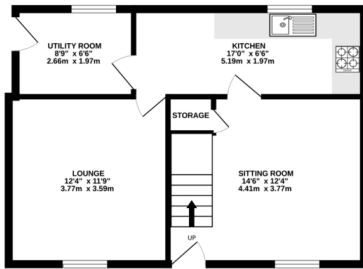
Partially double glazed. LPG Gas central heating. Private drainage. Viewings recommended.



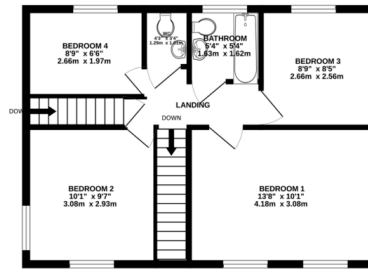
# PROPERTY DETAILS FOR Allenbank, The Hope, St Johns

## FLOORPLAN

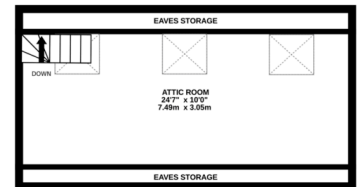
GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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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## Disclaimer

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