



ASKING PRICE

£229,000

## THE DETAILS



12 Orry Lane

Peel

£229,000

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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### THE DESCRIPTION

- Quaint cottage two minutes from Peel Beach
- Open plan Lounge/Diner, Kitchen
- Bedroom, Bathroom
- Useful Attic Room
- Rear yard with storage
- Viewings highly recommended

### THE PROPERTY

Black Grace Cowley are pleased to bring to market 12 Orry Lane, a charming and characterful cottage nestled in the heart of historic Peel. Perfectly positioned, the vibrant marina with its array of bars, restaurants, ice cream parlours, traditional chippy, and scenic promenade, is quite literally on your doorstep. Peel's central location offers excellent transport links, with Douglas, Castletown, and Ramsey all just a comfortable 20-minute drive away. Step through the uPVC front door into a warm and inviting lounge, featuring a stunning inglenook stone fireplace with a wood-burning stove, perfect for cosy evenings. The space flows into an open-plan dining area, with stairs leading to the first floor. From here, you'll find a stylish, modern kitchen fitted with a range of base and wall units, along with integrated appliances. A sliding door opens out to a private rear yard, with enough space for a bistro table and chairs complete with a wooden shed for additional storage.

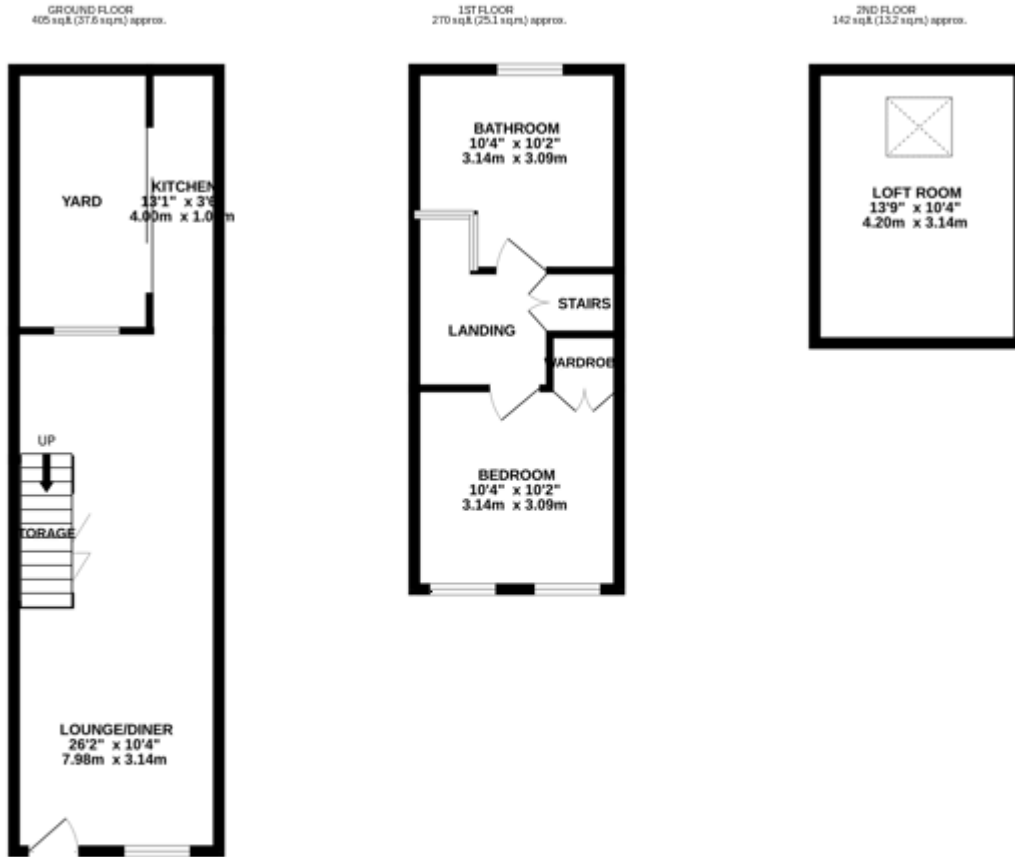
Upstairs, the property offers a well-proportioned double bedroom with built-in storage, alongside a spacious bathroom featuring a separate shower, bath, vanity sink, and WC. Tucked away behind folding doors, a narrow staircase leads to a generous attic room, ideal as a home office or creative space. A roof light frames lovely views towards Peel Hill and the Castle, adding to the home's unique appeal.

Gas central heating. uPVC double glazed windows and doors. Viewings recommended to fully appreciate the charm and lifestyle this delightful home has to offer.

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# FLOORPLAN



TOTAL FLOOR AREA: 816 sq.ft. (75.9 sq.m.) approx.

While 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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