



ASKING PRICE

£1,350,000



THE DETAILS



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Shearwaters

Trollaby Lane, Union Mills

£1,350,000

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

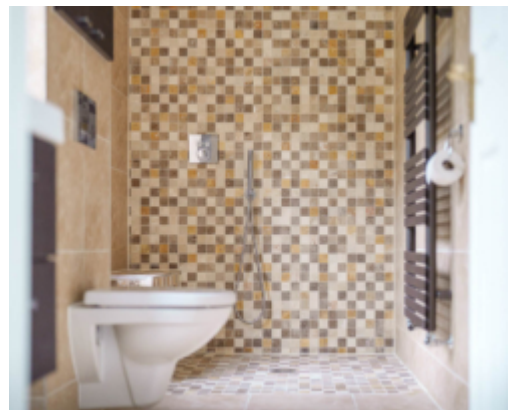
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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
Shearwaters, Trollaby Lane, Union Mills











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THE DESCRIPTION

- Detached Family Home with a versatile layout
- Occupying a generous plot extending to approx. 1.3 acres
- Private Driveway with ample parking
- Welcoming Entrance Hall with Cloakroom WC
- Large Lounge, Dining Room, Conservatory
- Breakfast Kitchen, Utility Room
- Ground Floor Bedroom/Annex with En-suite and Dressing Room
- 4 Bedrooms on the 1st Floor, 2 Bathrooms (1 En-suite)
- Master Bedroom benefits from a large balcony
- Landscaped gardens with pond and stream
- Detached triple garage and garden room housing a hot tub
- Viewing highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer Shearwaters to the market. Set behind a private tarmac driveway with ample parking, this substantial detached home offers versatile accommodation and beautifully landscaped gardens with a pond and stream.

Upon entering the property there is a spacious entrance hall with a cloakroom WC and opens into a generous front-to-back dual-aspect living room with sliding doors onto the rear patio and garden. Double doors connect to the dining room. The breakfast kitchen is accessed off the entrance hall and fitted with white units, black granite worktops, integrated appliances, and a gas hob, access from the kitchen into the conservatory. A separate utility room provides additional storage and external access.

A flexible ground floor suite, previously used as a guest annex, offers excellent multigenerational potential and includes a dressing area and en-suite wet room. To the rear, an impressive uPVC conservatory spans the width of the annex, featuring a built-in stove and sliding doors opening onto the private garden.

Upstairs are four well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes, an en-suite bathroom, access to a rear balcony and dual aspect uPVC double glazed windows. Bedrooms 2 and 3 also benefit from balcony access, while the family bathroom is fitted with a contemporary suite.



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Outside, the gardens are attractively landscaped with mature trees, lawns, a pond and a stream. Additional features include a detached triple garage with adjacent store room, greenhouse, and a separate uPVC garden room currently housing a hot tub.

The property is located in a central location, only a short 10-minute Drive to Douglas Town Centre and the IOM Business Park, and just 20 minutes to Peel, the Airport and King Williams College & Buchan Primary School.

Gas fired central heating. Private drainage.

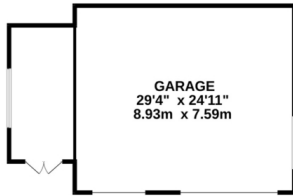
To appreciate the location and space on offer, please contact Black Grace Cowley on 01624 645555

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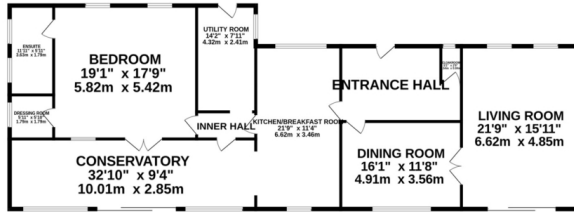
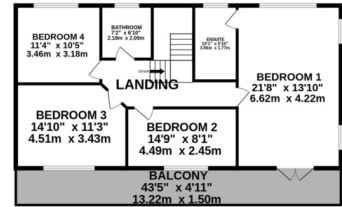
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FLOORPLAN

GROUND FLOOR
 2722 sq.ft. (252.9 sq.m.) approx.



1ST FLOOR
 942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 3663 sq.ft. (340.3 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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