



ASKING PRICE

£549,000

THE DETAILS

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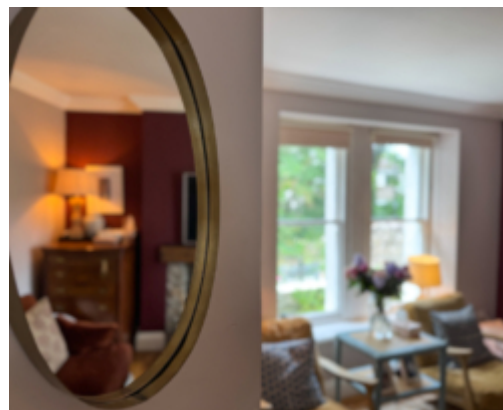
Brook Villa
Glen Road, Colby
£549,000

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

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PROPERTY DETAILS FOR
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Brook Villa, Glen Road, Colby



THE DESCRIPTION

- Charming double-fronted detached period home
- Sought-after village location in Colby
- Beautifully presented with original character features throughout
- Recently renovated open-plan kitchen/diner with Rangemaster cooker
- Spacious lounge with log burner and separate snug
- Four bedrooms, including principal suite with dressing area and en-suite
- Family bathroom with separate bath and shower
- Detached 1½-car garage and private enclosed rear garden
- Walking distance to village amenities and The Colby Glen
- Just 5 minutes to Port St Mary, 10 minutes to Port Erin and 10–15 minutes to Ronaldsway Airport
- Offered for sale with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring Brook Villa, Glen Road, Colby to the market. This charming double-fronted detached period home occupies a slightly elevated position overlooking the river and beautifully combines original character with modern family living. Retaining many period features throughout, the property offers generous accommodation, a recently renovated kitchen/diner and a private rear garden.

The property is approached via a wrought iron gate with steps leading to an entrance vestibule featuring original tiled flooring, which opens into a welcoming hallway. To the front of the property are two reception rooms. The spacious lounge enjoys a feature log burner, wooden flooring and sliding sash windows, while the separate snug offers a period fireplace and dual-aspect windows, creating an ideal second sitting room or home office.

To the rear is the heart of the home – a beautifully renovated open-plan kitchen/diner, fitted with a range of shaker-style units, integrated appliances, a Rangemaster cooker and Belfast sink. French doors and a separate rear door open directly onto the patio, making it a fantastic space for entertaining. The first floor offers four bedrooms, including an impressive principal suite complete with dressing area, fitted wardrobes and an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, with Bedroom Four currently utilised as a study.



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Outside, the property enjoys a private enclosed rear garden with a paved seating area leading to a generous lawn bordered by mature shrubs. A detached 1½-car garage provides excellent storage and houses the oil-fired central heating system.

Ideally located within walking distance of Colby's local amenities, Brook Villa is just five minutes from Port St Mary, ten minutes from Port Erin and approximately 10–15 minutes from Ronaldsway Airport.

Offered for sale with no onward chain, Brook Villa presents a rare opportunity to acquire a character-filled family home in one of the south of the Island's most sought-after villages.

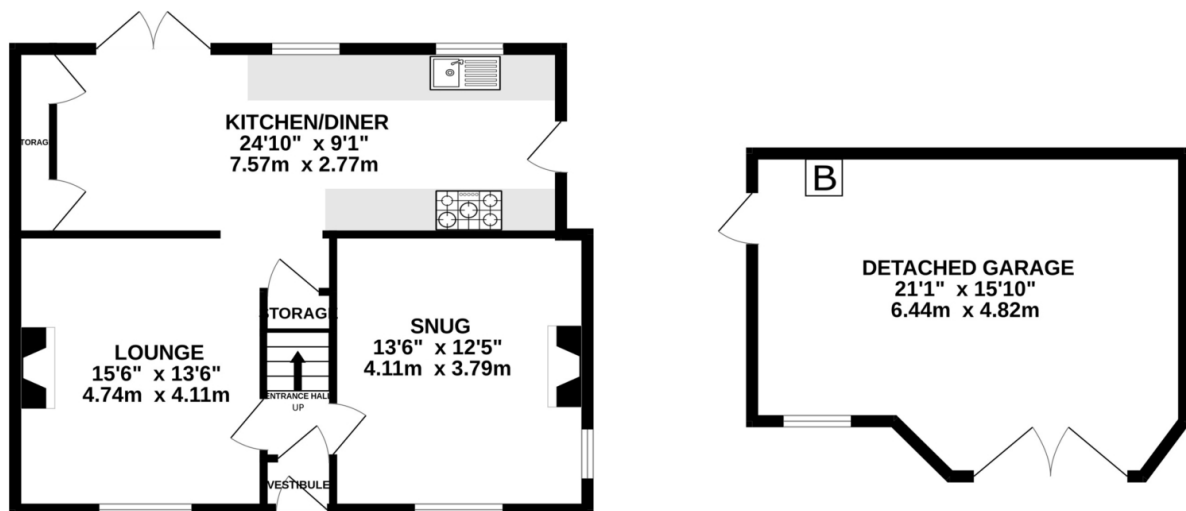
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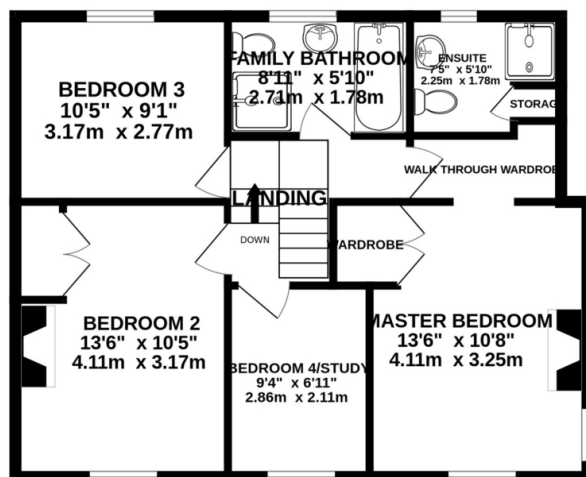
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FLOORPLAN

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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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