



BURNSIDE

UNION MILLS



BURNSIDE

- 5 Bedrooms, 3 En Suites, Shower Room
- Master Bedroom Suite with Dressing Room
- Bespoke fitted Kitchen/Breakfast Room
- Sitting Room, Dining Room, Family Room
- Home Office, Gymnasium, Utility Room
- Extensive South facing formal gardens with bespoke Summerhouse
- Large Detached Double Garage



Black Grace Cowley are delighted to offer the rare opportunity to purchase a handsome Georgian family home in Union Mills.

Upon entering the property, there is a spacious Entrance Hall with panelled door, ornate ceiling cornices and rose domes. Featuring an open working fireplace with marble hearth. Cloakroom with WC and vanity wash hand basin. Kitchen/Breakfast Room with bespoke fitted Andrew Williamson Kitchen. Raised Sun Terrace off the Kitchen overlooking the south facing rear garden. Sitting Room with open fire and fitted Andrew Williamson library. Separate Dining Room, Family Room and Shower/Boot Room.

GARDEN LEVEL

Garden level Hall with understairs storage cupboard. Separate WC with wash hand basin. Gymnasium. Garden Room/Home Office with French doors, steps leading up to the garden. Utility Room with fitted wall and base units, Oil fired boiler. Wine Store with fitted shelving.









FIRST FLOOR

Dual aspect Principle Bedroom suite to the rear overlooking the garden, complemented by dressing area and en suite Bathroom. The second & third Bedrooms are also dual aspect with en suite Bathrooms and Shower Rooms. Bedroom four overlooks the front of the property.

SECOND FLOOR

The second floor of this property points to a self-contained apartment, ideal for a teenager or generational living requirements. The accomodation includes a Lounge & Kitchenette area with fitted cupboards, (potential for a sixth Bedroom). Shower Room with shower cubicle, wash hand basin, WC and additional eaves storage cupboards. Separate storage Room with Velux window.

DETACHED DOUBLE GARAGE

Power and light with up and over door.





OUTSIDE

Extensive South facing formal lawned gardens with terrace, water feature and Andrew Williamson Summer House. The property is located in the village of Union Mills with good bus routes, corner shop and pub. It has excellent viewing of the TT course and access during the road closures on the heritage trail that extends from Douglas to Peel. The Island's private schools are easily accessible via Glen Vine and St Marks.







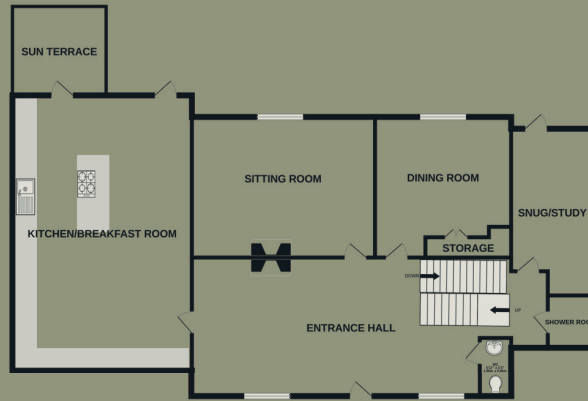


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BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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VIEWING

Viewing is strictly by appointment only through the Agent.

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