



ASKING PRICE

£795,000



## THE DETAILS



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Briar Patch

Barroose Road, Baldrine

£795,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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

# Briar Patch, Barroose Road, Baldrine









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## THE DESCRIPTION

- Detached period bungalow in Baldrine
- Situated in an acre of private landscaped grounds
- 3 Reception Rooms, Large Attic Room
- 4 Bedrooms, 2 Bathrooms
- Detached double Garage, off road parking
- Additional detached Triple Garage with Home Office above
- Oil fired central heating, double glazed throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer the rare opportunity to purchase this period detached bungalow in Baldrine. The property is set in a secluded position, the driveway is accessed through double wrought iron gates, with parking to the front of the property. The front porch leads into the welcoming Entrance Hall, to the right is the fitted Kitchen with integrated appliances and Utility Room with double doors onto the patio area and gardens. At the end of the Hallway is the front to back Lounge with period fireplace and access to the gardens. Off the Lounge is the Snug with dual aspect windows and log burner. 4 excellent sized Bedrooms, Jack and Jill En Suite Shower Room, Master Bedroom, large modern fitted Bathroom with walk in shower, bath, WC and wash hand basin. Stairs take you up to the large Attic space with skylight, potential to be converted to further living space (subject to planning permission).

Externally, there is a detached double Garage at the end of the driveway. Landscaped gardens with stone walled borders, tree lined with mature hedging, Summerhouse and Greenhouse. In addition, there is separate gated access to a large detached triple Garage with up and over doors, parking area and gardeners WC. On the upper floor of the garage with Velux skylights and window with rural views is an area that could be used as a Home Office or Gym.

Briar Patch is set within an acre of grounds, surrounded by Baldrine countryside views. Oil fired central heating and uPVC double glazed throughout. Property offered for sale with no onward chain.



PROPERTY DETAILS FOR

## Briar Patch, Barroose Road, Baldrine

### DIRECTIONS

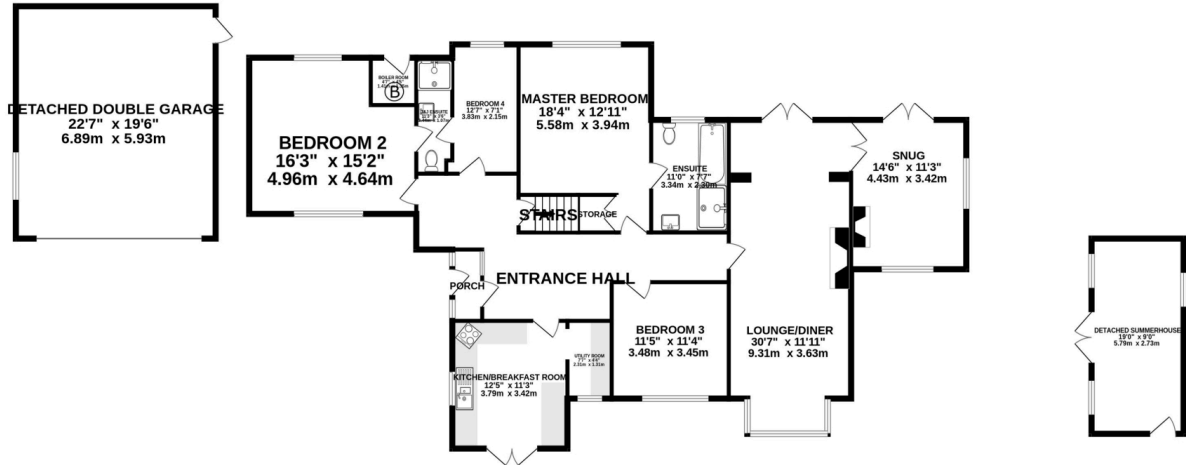
Heading from Onchan to Laxey along Whitebridge Road, pass the Manx Fun Farm and take the left turning past the old Liverpool Arms pub. Briar Patch private driveway can be found on the second right, and can clearly be identified by the Black Grace Cowley 'For Sale' board.

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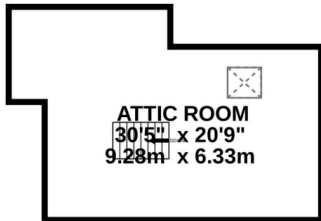
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**FLOORPLAN**

GROUND FLOOR  
2343 sq.ft. (217.7 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

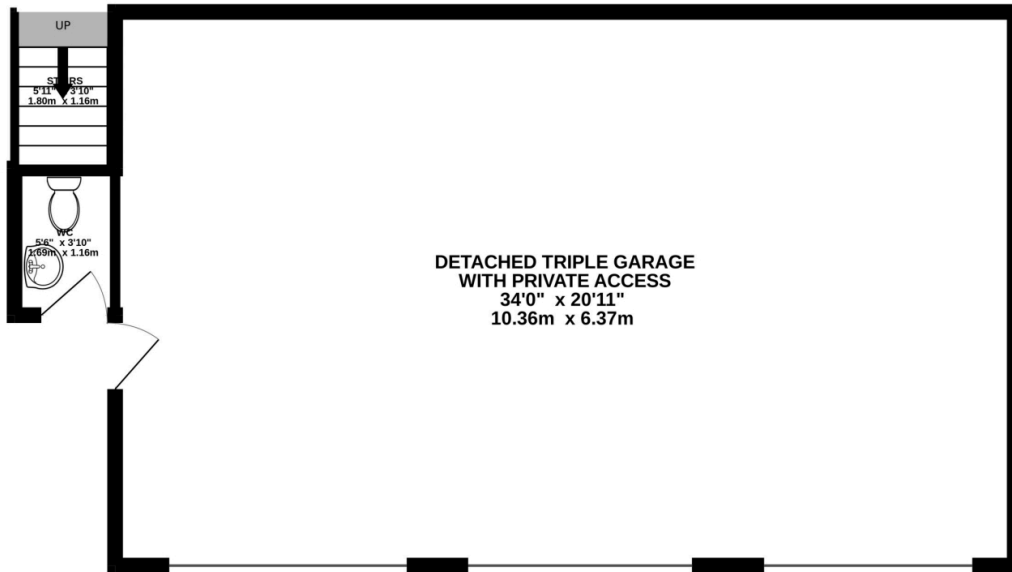


TOTAL FLOOR AREA: 2878 sq.ft. (267.4 sq.m.) approx.

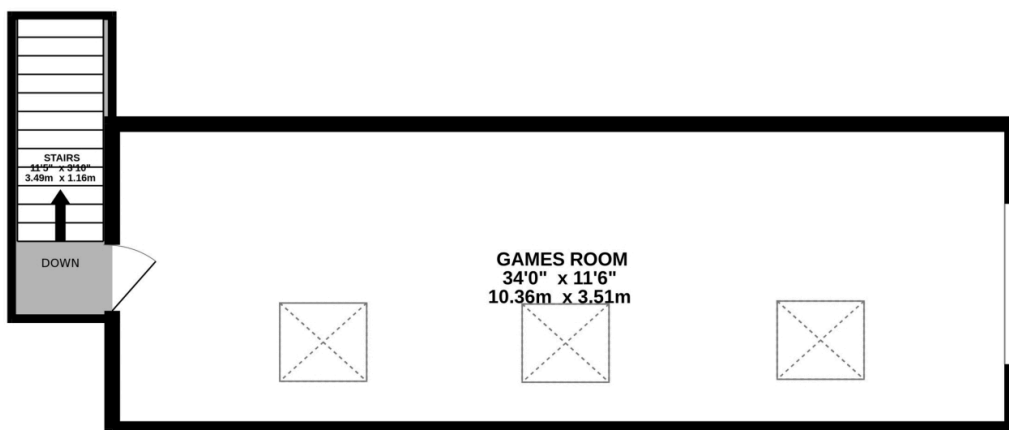
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## FLOORPLAN

GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.

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## Disclaimer

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