



ASKING PRICE

£995,000



THE DETAILS



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The Willows

Hibernian Road, Maughold

£995,000

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





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PROPERTY DETAILS FOR

The Willows, Hibernian Road, Maughold

THE DESCRIPTION

- Detached Country House extending to approximately 3,000 sq.ft
- Situated in a private position with stunning sea and hill views
- Dual aspect Kitchen, 2 Reception Rooms, Study, Utility Room, Downstairs WC
- 3 Bedrooms and 3 Bathrooms
- Private Roof Terrace, surrounding Principal Gardens
- Woodland and Paddock, grounds extending to approximately 7 Acres
- Detached Double Garage, additional Carport
- Streamside setting within a short drive of Ramsey and Laxey
- Modernised to a high standard
- Oil fired central heating, double glazed throughout
- Offered for sale with No Onward Chain

THE PROPERTY

Black Grace Cowley are delighted to be given the opportunity to bring The Willows in Hibernia to the market. This stunning country home sits in an elevated position within Maughold enjoying panoramic views of the surrounding countryside and distant sea views.

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Upon entering the property's grounds, there is an electric set of gates with stone walls and pillars providing an attractive entrance with a bridge crossing a small stream which runs through the grounds of The Willows, taking you to a large hardstanding parking area, enough for five or six vehicles. Prior to the stream on the left-hand side of the grounds, there is a large detached double garage with an electric up and over door and to the side is a carport, which could accommodate a further two vehicles. A set of steps lead up to the front terrace, which overlooks the feature pond and property's grounds. A hardwood oak entrance door, takes you into a semi-open plan kitchen diner space with fully tiled floors. Bespoke fitted kitchen with solid wood worktops and doors with wrought iron fittings. Large AGA and plenty of space for fitted appliances, dual aspect double-glazed windows offering plenty of natural light with additional windows in the dining area. From the dining room, there is a door into the utility room which houses the oil fired central heating boiler, a large Megaflo pressurised hot water cylinder, space and plumbing for washing machine and tumble dryer. The utility is open to a rear lobby, which gives access out to the property's grounds, but also provides access to the downstairs cloakroom WC. Off the kitchen there is access into the inner hall and staircase taking you up to the first floor. From the inner hall, there is a south facing study with views over the gardens and surrounding hillside. In addition to the study, there is a large open-plan living room and sun room with an Inglenook fireplace, a log burner and solid wood floors continuing through the sun room which has three large Velux windows and direct access out to the property's rear garden. Lastly, off the inner hall, is a large ground floor double bedroom with fitted wardrobes and storage with a spacious en-suite bathroom.

Taking the stairs to the first floor, off the landing there is a set of double doors giving access out onto the roof terrace, which has wrought iron railings and provides stunning views of the countryside and sea views. Off the landing are two further bedrooms, the principal master suite is situated to the rear of the property and is a large triple aspect double bedroom with a walk in wardrobe/dressing room, a modern en-suite bathroom and double doors giving access out onto the roof terrace. Bedroom 3, also off the first floor landing, is another large double bedroom with fitted wardrobes and a dual aspect en-suite with spectacular views.



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The grounds of The Willows are extensive, the gardens themselves are mature with tree lined and hedge borders with two streams running through the main grounds. There are lawned areas, ponds and a fully functional garden kitchen to the rear of the garages with built in storage, including a lean to off the back of the garage, which houses a grape vine and additional storage for equipment to maintain the grounds. Beyond the principal gardens are gates leading into the woodland which is streamside, stretching up to the rear of the property with large storage sheds. The large wooded area with a lawned footpath to the side, which brings you to the property's private paddock at the very top the grounds. In the paddock, there is a storm shelter and storage with mature shrub borders and stock proof fencing on all sides.

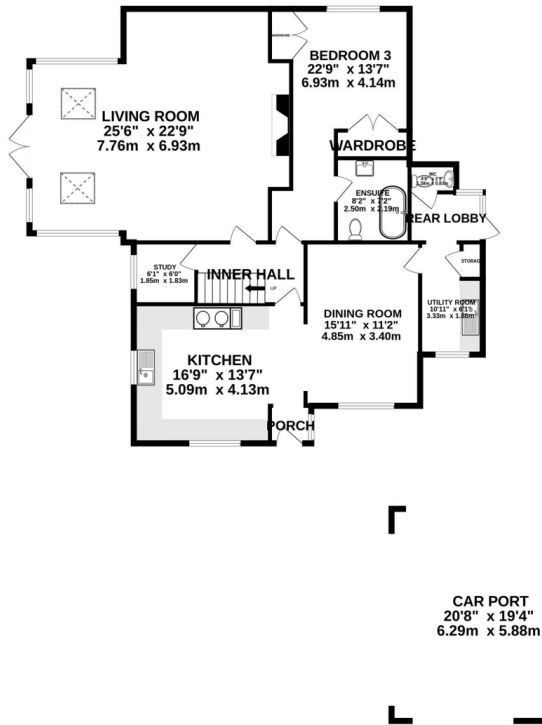
Oil fired central heating. Offered for sale with no onward chain.

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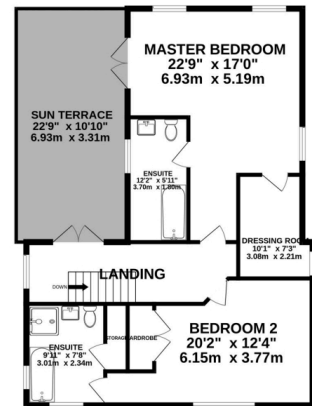
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FLOORPLAN

GROUND FLOOR
2350 sq.ft. (218.3 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



DETACHED DOUBLE GARAGE
23'8" x 23'6"
7.21m x 7.16m

CAR PORT
20'8" x 19'4"
6.29m x 5.88m

TOTAL FLOOR AREA : 3180 sq.ft. (295.5 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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