



ASKING PRICE

£575,000



## THE DETAILS



4



2



3



Kionedroghad Cottage, Orrisdale

Kirk Michael

£575,000

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

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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE



# Kionedroghad Cottage, Orrisdale





PROPERTY DETAILS FOR  
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### THE DESCRIPTION

- Stunning extended Manx Stone Cottage
- Idyllic, rural setting on a quiet country lane close to the villages of Ballaugh and Kirk Michael on the West coast
- Porch, Lounge/Diner/Kitchen, Family Room, Utility Room, Studio/Workshop/Office
- 4 Double Bedrooms, Family Bathroom, Shower Room
- Generous sunny Garden, partially landscaped with patio
- 2 Large Sheds, Greenhouse, Veggie plot, Hen House
- Extensive off-road parking
- Solar Panels, Gas Central Heating
- Viewings highly recommended

### THE PROPERTY

Black Grace Cowley are delighted to offer Kionedroghad Cottage to the market, this spacious family home sits on the 'Orrisdale Loop' between the villages of Ballaugh and Kirk Michael and only a few minutes drive to the A2 giving easy access to Ramsey, Peel, Douglas and the airport in the South. Kionedroghad Cottage is brimming with charm, character and has been tastefully renovated to provide generous modern living whilst maintaining its quirky and unique personality. With it's rural location, spacious interior, and coastal and countryside walks on your doorstep this really is a hidden treasure!

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Through the cheerful uPVC front door into the porch, a glazed door leads into the hallway with light tunnel, cloakroom storage and opens out to the right into an impressive 38 foot long lounge, dining area and kitchen with oak flooring throughout. The lounge area has a vaulted beamed ceiling and feature multi-fuel burner sat on a slate hearth, a spacious dining section leads into the kitchen with country style units in cream and duck egg blue, wood work surface, metro style backsplash, Stoves Richmond electric range, walk-in larder. There is a central island with contrasting marble worktop, 1 1/2 sink, drainer and additional storage. Double French doors lead out onto the patio and garden at the rear. Off the kitchen is a generous utility room with base and wall units and plumbed for a dishwasher and washing machine. From the utility is a modern family bathroom with bath, integrated sink, WC and vanity unit with storage, heated towel rail. From the low passage way off the hall to the left is a studio, hobby room or office with a separate door to the side of the house. The utilities including the solar panel control box, gas boiler, Megaflow are all carefully hidden behind built-in cupboards in this useful room. Back into the passageway, in the original part of the house, is a sunny snug/family room with slate tiles, multi-fuel burner and shelving. There is a small cellar hidden behind one door and the other door gives access to the bedrooms on the first floor. Off the landing are four double bedrooms, each with their own individual style including exposed beams and latch barn doors. The principal bedroom is in the former loft space, now with dormer windows to enjoy the countryside views, built-in wardrobes, under eaves storage and a small multi-fuel burner to keep you cosy on those chilly winter nights. There is a modern shower room with slate tiled floor, white metro tiles from floor to ceiling, sink, WC and heated chrome towel rail.

At the front of the property is a gravel driveway with ample off-road parking, a gate at the front of the house leads into the original cottage's enclosed garden then through into the rear garden. The garden at the rear is bathed in sunshine, laid mostly to lawn, with a patio area, stone shed, greenhouse, veggie patch, large wooden shed and the hen house.

Solar panels. Gas central heating. Double glazed windows. Sceptic Tank.

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From Kirk Michael, travel north on the A2 out of the village and take the first turning on the left after Bishops Court onto the Orrisdale Road, take the first turn on the left and follow the single-track road until you come to a sharp left-hand bend, Kionedroghad Cottage is situated on the right-hand side.

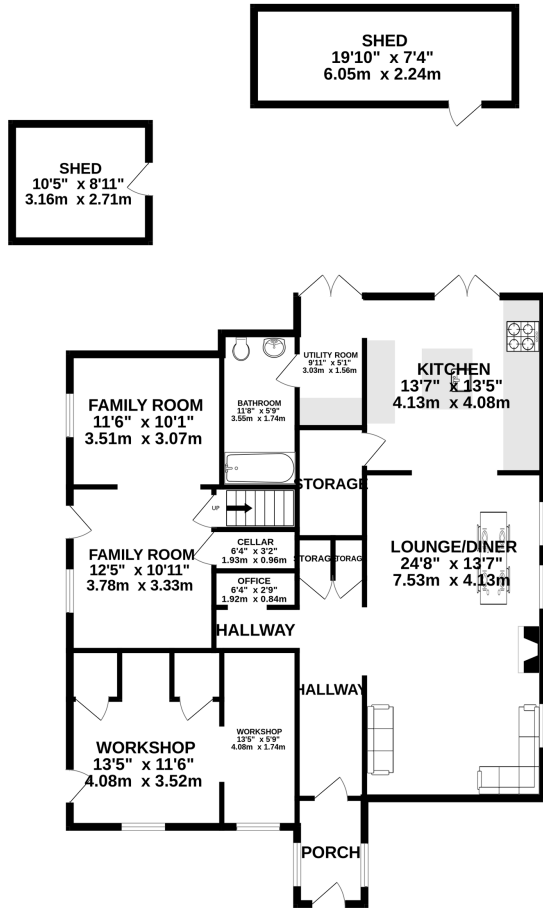
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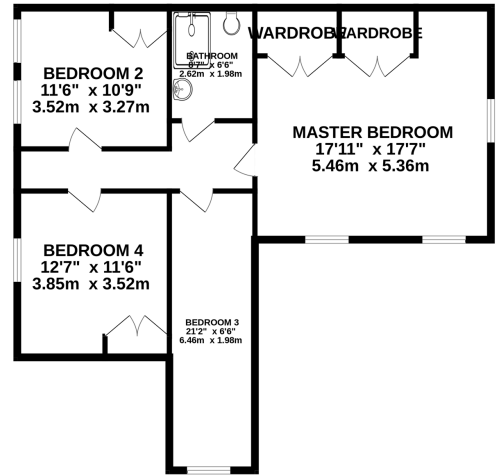


# FLOORPLAN

GROUND FLOOR  
1612 sq.ft. (149.8 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.6 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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